

- SEGMENTAL BLOCK RETAINING WALL NOTES:**
1. SEGMENTAL BLOCK RETAINING WALLS SHALL BE KEYSTONE RETAINING WALL SYSTEMS OR EQUAL. COLOR AND STYLE TO BE SELECTED BY OWNER.
 2. CONTRACTOR SHALL PREPARE NECESSARY CONSTRUCTION DRAWINGS AND DESIGN CALCULATIONS FOR THE WALL SYSTEM. DRAWINGS AND CALCULATIONS SHALL BE PREPARED BY AN ENGINEER LICENSED IN THE STATE OF WISCONSIN.
 3. SUBMIT SAMPLES OF BLOCK UNITS TO BE USED FOR APPROVAL BY OWNER.
 4. INSTALL UNITS IN ACCORDANCE WITH MANUFACTURERS' RECOMMENDATIONS.

PAVING NOTES

1. DIMENSIONS ARE TO FACE OF CURB OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
2. ALL PAVING SHALL CONFORM TO "STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY & STRUCTURE CONSTRUCTION, APPLICABLE CITY OF MILWAUKEE ORDINANCES AND THE SUBSURFACE EXPLORATION AND GEOTECHNICAL ENGINEERING ANALYSES PREPARED BY THE GEOTECHNICAL ENGINEER OF RECORD. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND ALL SUBCONTRACTORS TO REVIEW THE GEOTECHNICAL REPORT AND SPECIFICATIONS WITHIN THIS PLAN SET PRIOR TO SUBMISSION OF A CONSTRUCTION BID. IN THE EVENT DISCREPANCIES BETWEEN THESE PLANS AND THE GEOTECHNICAL REPORT ARE FOUND, CONTRACTOR SHALL NOTIFY JSD PRIOR TO SUBMISSION OF A CONSTRUCTION BID.
3. ALL PAVING SHALL BE PERFORMED IN ACCORDANCE WITH THE RECOMMENDATIONS AS SPECIFIED IN THE GEOTECHNICAL REPORT PREPARED BY GESTRA ENGINEERING, INC. DATED DECEMBER 5, 2006, PROVIDED BY GENESIS CONSTRUCTION MANAGEMENT, INC.

GEOTECHNICAL REPORT RECOMMENDATION SUMMARY:

ASPHALTIC PAVEMENT
 8" CRUSHED AGGREGATE BASE COURSE
 3 1/2" ASPHALTIC CONC. E-3 MIX (2 LIFTS)
4. ASPHALTIC PAVEMENT AND PAVEMENT BASE COURSE SPECIFICATIONS

CODES AND STANDARDS - THE PLACING, CONSTRUCTION, AND COMPOSITION OF THE PAVEMENT BASE COURSES AND ASPHALT PAVEMENTS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS 450, 455, 460 AND 465 OF THE STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, IN ITS LATEST EDITION. HEREAFTER, THIS PUBLICATION WILL BE REFERRED TO AS STATE HIGHWAY SPECIFICATIONS.

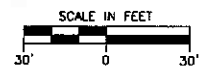
SURFACE PREPARATION - PRIOR TO PLACING OF BASE COURSES, AREAS WHICH WILL RECEIVE PAVEMENTS OR BASE COURSE MATERIALS SHALL CONFORM TO SECTION 211 OF THE STATE HIGHWAY SPECIFICATIONS. NOTIFY OWNERSHIP GROUP OF UNSATISFACTORY CONDITIONS. DO NOT BEGIN PAVING WORK UNTIL DEFICIENT SUBBASE AREAS HAVE BEEN CORRECTED AND ARE READY TO RECEIVE PAVING.

GRADE CONTROL - ESTABLISH AND MAINTAIN REQUIRED LINES AND ELEVATIONS FOR EACH COURSE DURING CONSTRUCTION.

WEATHER LIMITATIONS - BASE COURSE SHALL BE PLACED WHEN AIR TEMPERATURE IS ABOVE 30° F (-1° C). ASPHALT SHALL BE PLACED WHEN ATMOSPHERIC TEMPERATURE IS ABOVE 40° F (4° C). NEITHER ASPHALT NOR BASE SHALL BE PLACED IN RAINY CONDITIONS.

CRUSHED AGGREGATE BASE COURSE - THE BASE COURSE SHALL CONFORM TO SECTIONS 301 AND 305, STATE HIGHWAY SPECIFICATIONS.

ASPHALTIC MATERIALS - THE ASPHALTIC MATERIALS SHALL CONFORM TO SECTION 455, 460, AND 465 OF THE STATE HIGHWAY SPECIFICATIONS.



- LEGEND**
- PROPOSED LIGHT DUTY ASPHALTIC PAVEMENT
 - PROPOSED CONCRETE WALK PAVEMENT
 - PROPOSED INTEGRAL CURB/WALK (SEE DETAIL)
 - 15" CURB AND CUTTER (SEE DETAIL)

- SHEET LEGEND**
- C-1 GRADING & EROSION CONTROL PLAN
 - C-2 UTILITY PLAN
 - C-3 PAVEMENT ID AND DIMENSION PLAN
 - C-4 DETAILS AND NOTES
 - C-5 DETAILS AND NOTES
 - L-1 LANDSCAPE PLAN
 - L-2 LANDSCAPE PLAN DETAILS AND NOTES
 - CS-1 PLAT OF SURVEY WITH PARTIAL EXISTING CONDITIONS

ISSUED FOR
DETAILED PLAN DEVELOPMENT
 DATE OF ISSUE 11-2-09

"THE INFORMATION SHOWN ON THIS DRAWING CONCERNING TYPE AND LOCATION OF UNDERGROUND UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATIONS AS TO THE TYPE AND LOCATION OF UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO. IF ADDITIONAL UTILITIES ARE KNOWN TO EXIST IN THE PROPERTY, THE OWNER WILL PROVIDE EXISTING PLANS OF OTHER UTILITIES SERVING THE SITE AND THE BUILDING THAT OTHERWISE CANNOT BE LOCATED BY A VISUAL OBSERVATION OF THE PROPERTY OR OF WHICH THE SURVEYOR WOULD HAVE NO KNOWLEDGE."

JSD Professional Services, Inc.
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SERVICES PROVIDED TO:
BISHOP'S CREEK COMMUNITY DEVELOPMENT CORPORATION
 3500 MOTHER DANIELS WAY
 MILWAUKEE, WI 53209

PROJECT:
BISHOP'S CREEK DEVELOPMENT

PROJECT LOCATION:
 CITY OF MILWAUKEE
 MILWAUKEE COUNTY, WI

JSD PROJECT NO.: 09-3500

SEAL/SIGNATURE:

ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS AND CHECKING THEM FOR ACCURACY, THE CONTRACTOR AND SUBCONTRACTORS MUST CHECK ALL DETAIL AND DIMENSIONS OF THEIR TRADE AND BE RESPONSIBLE FOR THE SAME.

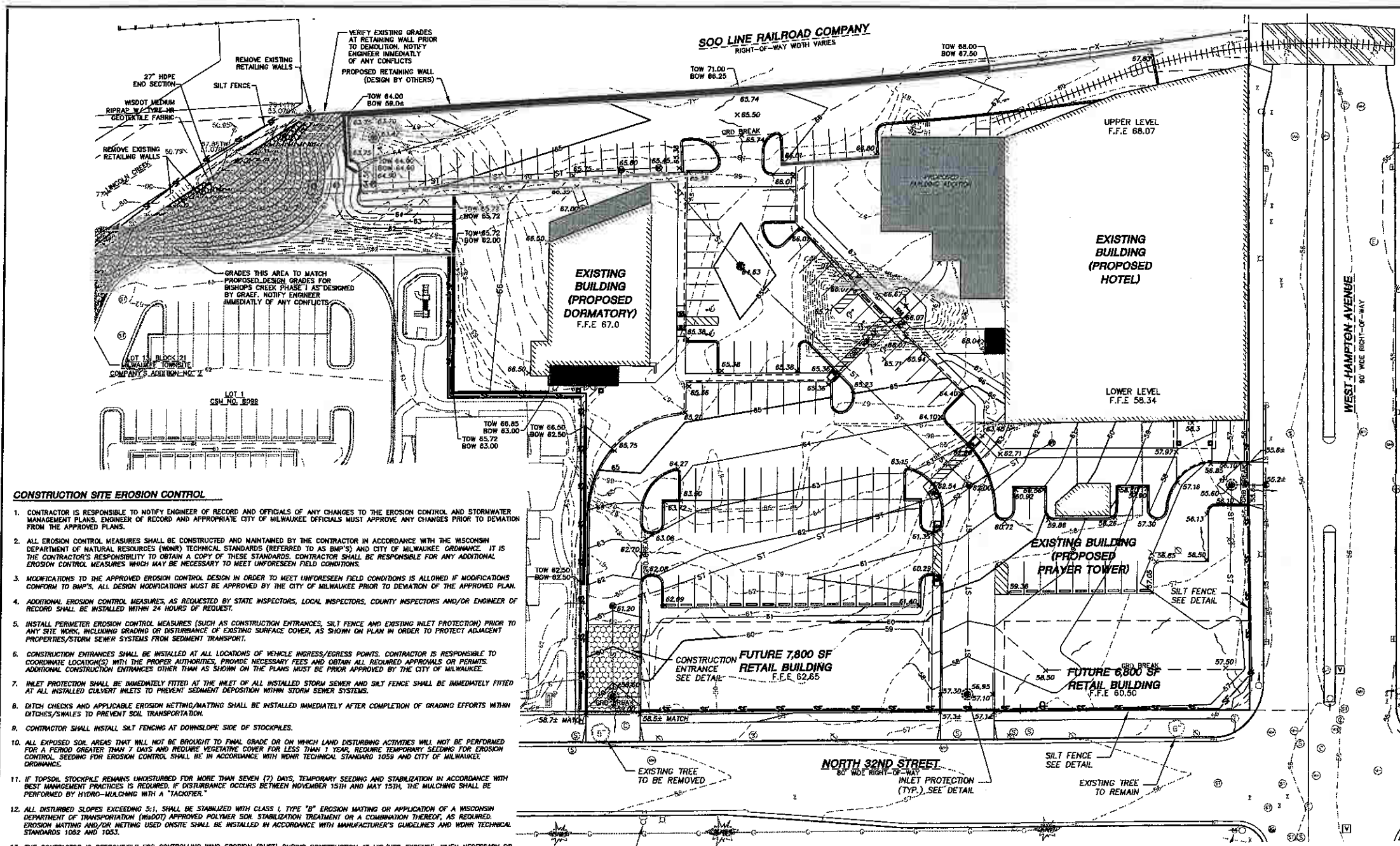
DESIGN: TAG 07-08-09
 DRAWN: TAG 07-08-09
 APPROVED: TAG 10-01-09

PLAN MODIFICATIONS: DATE:

DIGGERS HOTLINE
 Toll Free (800) 242-8511
 Milwaukee Area (414) 259-1151
 Hearing Impaired TDD (800) 542-2289
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SHEET TITLE:
PAVEMENT ID AND DIMENSION PLAN

SHEET NUMBER:
C-1



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DESIGN:	TAG	07-08-09
DRAWN:	TAG	07-08-09
APPROVED:	TAG	10-01-09

PLAN MODIFICATIONS:

REVISED GRADING AT LINCOLN CREEK	DATE:	10-21-09
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SHEET TITLE:
GRADING & EROSION CONTROL PLAN

SHEET NUMBER:
C-2

CONSTRUCTION SITE EROSION CONTROL

- CONTRACTOR IS RESPONSIBLE TO NOTIFY ENGINEER OF RECORD AND OFFICIALS OF ANY CHANGES TO THE EROSION CONTROL AND STORMWATER MANAGEMENT PLANS. ENGINEER OF RECORD AND APPROPRIATE CITY OF MILWAUKEE OFFICIALS MUST APPROVE ANY CHANGES PRIOR TO DEVIATION FROM THE APPROVED PLANS.
- ALL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED BY THE CONTRACTOR IN ACCORDANCE WITH THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES (WDNR) TECHNICAL STANDARDS (REFERRED TO AS BMP'S) AND CITY OF MILWAUKEE ORDINANCE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN A COPY OF THESE STANDARDS. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ADDITIONAL EROSION CONTROL MEASURES WHICH MAY BE NECESSARY TO MEET UNFORESEEN FIELD CONDITIONS.
- MODIFICATIONS TO THE APPROVED EROSION CONTROL DESIGN IN ORDER TO MEET UNFORESEEN FIELD CONDITIONS IS ALLOWED IF MODIFICATIONS CONFORM TO BMP'S. ALL DESIGN MODIFICATIONS MUST BE APPROVED BY THE CITY OF MILWAUKEE PRIOR TO DEVIATION OF THE APPROVED PLAN.
- ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED BY STATE INSPECTORS, LOCAL INSPECTORS, COUNTY INSPECTORS AND/OR ENGINEER OF RECORD SHALL BE INSTALLED WITHIN 24 HOURS OF REQUEST.
- INSTALL PERIMETER EROSION CONTROL MEASURES (SUCH AS CONSTRUCTION ENTRANCES, SILT FENCE AND EXISTING INLET PROTECTION) PRIOR TO ANY SITE WORK, INCLUDING GRADING OR DISTURBANCE OF EXISTING SURFACE COVER, AS SHOWN ON PLAN IN ORDER TO PROTECT ADJACENT PROPERTIES/STORM SEWER SYSTEMS FROM SEDIMENT TRANSPORT.
- CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT ALL LOCATIONS OF VEHICLE INGRESS/EGRESS POINTS. CONTRACTOR IS RESPONSIBLE TO COORDINATE LOCATIONS WITH THE PROPER AUTHORITIES, PROVIDE NECESSARY FEES AND OBTAIN ALL REQUIRED APPROVALS OR PERMITS. ADDITIONAL CONSTRUCTION ENTRANCES OTHER THAN AS SHOWN ON THE PLANS MUST BE PRIOR APPROVED BY THE CITY OF MILWAUKEE.
- INLET PROTECTION SHALL BE IMMEDIATELY FITTED AT THE INLET OF ALL INSTALLED STORM SEWER AND SILT FENCE SHALL BE IMMEDIATELY FITTED AT ALL INSTALLED CULVERT INLETS TO PREVENT SEDIMENT DEPOSITION WITHIN STORM SEWER SYSTEMS.
- DITCH CHECKS AND APPLICABLE EROSION NETTING/MATTING SHALL BE INSTALLED IMMEDIATELY AFTER COMPLETION OF GRADING EFFORTS WITHIN DITCHES/SWALES TO PREVENT SOIL TRANSPORTATION.
- CONTRACTOR SHALL INSTALL SILT FENCING AT DOWNSLOPE SIDE OF STOCKPILES.
- ALL EXPOSED SOIL AREAS THAT WILL NOT BE BROUGHT TO FINAL GRADE OR ON WHICH LAND DISTURBING ACTIVITIES WILL NOT BE PERFORMED FOR A PERIOD GREATER THAN 7 DAYS AND REQUIRE VEGETATIVE COVER FOR LESS THAN 1 YEAR, REQUIRE TEMPORARY SEEDING FOR EROSION CONTROL. SEEDING FOR EROSION CONTROL SHALL BE IN ACCORDANCE WITH WDNR TECHNICAL STANDARDS 1053 AND CITY OF MILWAUKEE ORDINANCE.
- IF TOPSOIL STOCKPILE REMAINS UNDISTURBED FOR MORE THAN SEVEN (7) DAYS, TEMPORARY SEEDING AND STABILIZATION IN ACCORDANCE WITH BEST MANAGEMENT PRACTICES IS REQUIRED. IF DISTURBANCE OCCURS BETWEEN NOVEMBER 15TH AND MAY 15TH, THE MULCHING SHALL BE PERFORMED BY HYDRO-MULCHING WITH A "TACKIFIER."
- ALL DISTURBED SLOPES EXCEEDING 3:1, SHALL BE STABILIZED WITH CLASS I, TYPE "B" EROSION MATTING OR APPLICATION OF A WISCONSIN DEPARTMENT OF TRANSPORTATION (WDOT) APPROVED POLYMER SOIL STABILIZATION TREATMENT OR A COMBINATION THEREOF, AS REQUIRED. EROSION MATTING AND/OR NETTING USED ONSITE SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S GUIDELINES AND WDNR TECHNICAL STANDARDS 1052 AND 1053.
- THE CONTRACTOR IS RESPONSIBLE FOR CONTROLLING WIND EROSION (DUST) DURING CONSTRUCTION AT HIS/HER EXPENSE, WHEN NECESSARY OR REQUIRED BY LOCAL INSPECTORS AND/OR ENGINEER OF RECORD.
- EROSION CONTROL FOR UTILITY CONSTRUCTION (STORM SEWER, SANITARY SEWER, WATER MAIN, ETC.):
 A. PLACE EXCAVATED TRENCH MATERIAL ON THE HIGH SIDE OF THE TRENCH.
 B. BACKFILL, COMPACT AND STABILIZE THE TRENCH IMMEDIATELY AFTER PIPE CONSTRUCTION.
 C. DISCHARGE TRENCH WATER INTO A SEDIMENTATION BASIN OR FILTERING TANK IN ACCORDANCE WITH BMP'S PRIOR TO RELEASE INTO THE STORM SEWER, RECEIVING STREAM OR DRAINAGE DITCH.
- PAVED SURFACES ADJACENT TO CONSTRUCTION SITE VEHICLE ACCESS SHALL BE SWEEPED AND/OR SCRAPED TO REMOVE ACCUMULATED SOIL, DIRT AND/OR DUST AFTER THE END OF EACH WORK DAY AND AS REQUESTED BY THE CITY OF MILWAUKEE.
- INSPECTIONS AND MAINTENANCE OF ALL EROSION CONTROL MEASURES SHALL BE ROUTINE (ONCE PER WEEK MINIMUM) TO ENSURE PROPER FUNCTION OF EROSION CONTROLS AT ALL TIMES. EROSION CONTROL MEASURES ARE TO BE IN WORKING ORDER AT THE END OF EACH WORK DAY.
- ALL EROSION AND SEDIMENT CONTROL ITEMS SHALL BE INSPECTED WITHIN 24 HOURS OF ALL RAIN EVENTS EXCEEDING 0.5 INCHES. IMMEDIATELY REPAIR ANY DAMAGE OBSERVED DURING THE INSPECTION.
- EROSION CONTROL MEASURES SHALL BE REMOVED ONLY AFTER SITE CONSTRUCTION IS COMPLETE WITH ALL SOIL SURFACES HAVING AN ESTABLISHED VEGETATIVE COVER.

GENERAL GRADING NOTES

- CONTRACTOR SHALL VERIFY ALL GRADES, MAKE SURE ALL AREAS DRAIN PROPERLY AND SHALL REPORT ANY DISCREPANCIES TO THE ENGINEER OF RECORD PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITIES.
- ALL PROPOSED GRADES SHOWN ARE FINISHED GRADES. PARKING LOT AND DRIVEWAY ELEVATIONS ARE PAVEMENT GRADES, NOT TOP OF CURB GRADES, UNLESS OTHERWISE NOTED.
- WORK WITHIN THE WEST HAMPTON AVENUE OR N. 32ND STREET RIGHTS-OF-WAY SHALL BE COORDINATED WITH THE APPROPRIATE CITY OF MILWAUKEE OFFICIALS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES. ALL GRADING WITHIN THE RIGHTS-OF-WAY IS SUBJECT TO APPROVAL BY SAID OFFICIALS.
- THE CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR THE COMPUTATIONS OF ALL GRADING QUANTITIES. WHILE JSD ATTEMPTS TO PROVIDE A COST EFFECTIVE APPROACH TO BALANCE EARTHWORK, GRADING DESIGN IS BASED ON MANY FACTORS, INCLUDING SAFETY, AESTHETICS, AND COMMON ENGINEERING STANDARD OF CARE, THEREFORE NO GUARANTEE CAN BE MADE FOR A BALANCED SITE.

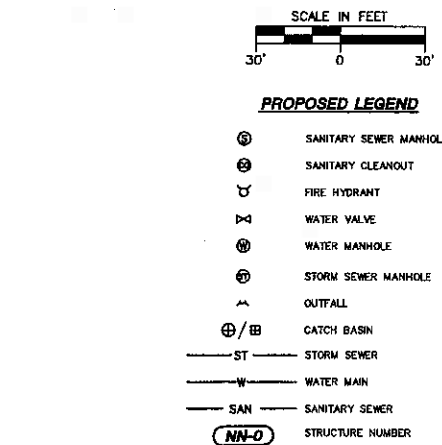
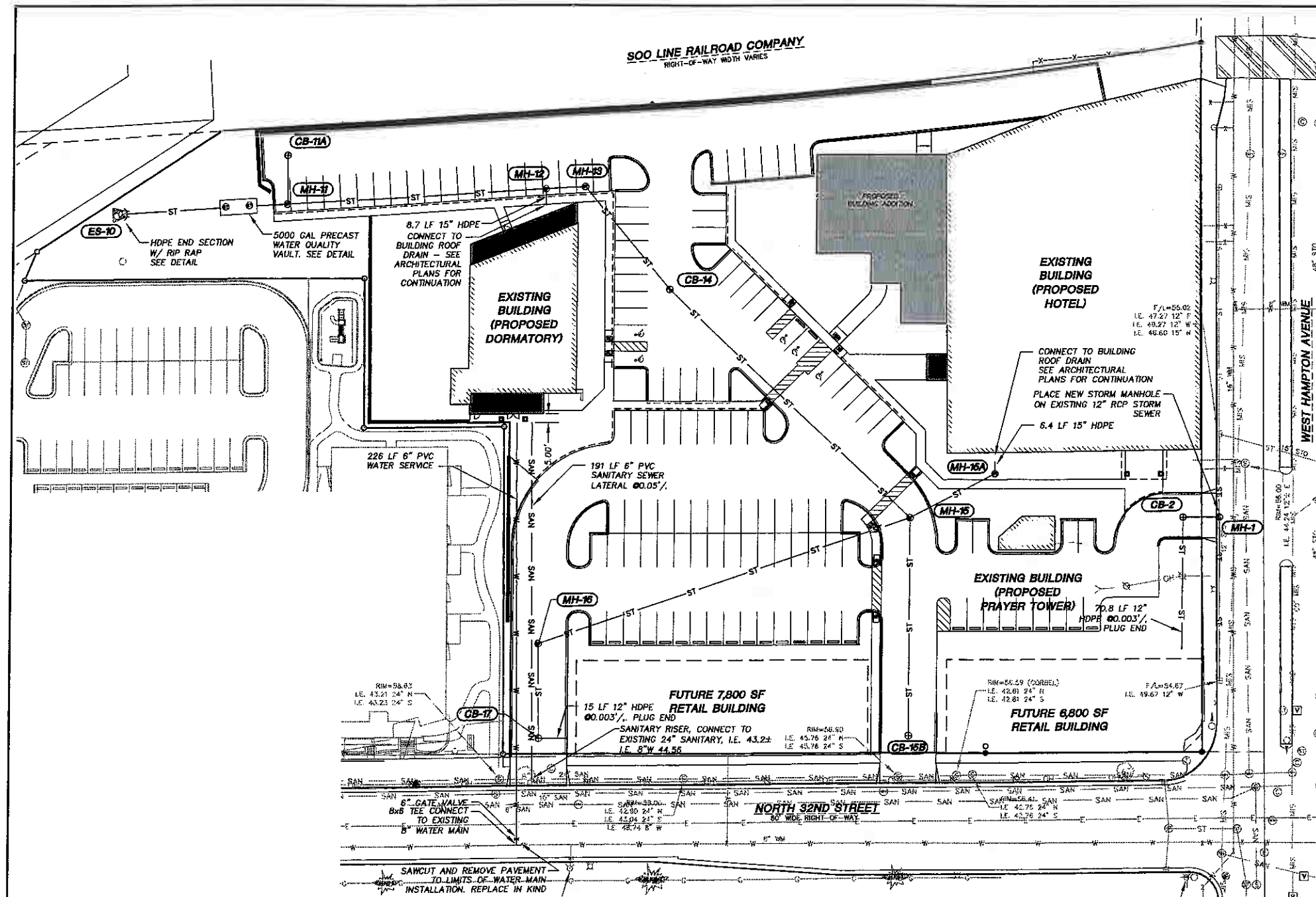
CONSTRUCTION SITE SEQUENCING

- INSTALL PERIMETER SILT FENCE AND TEMPORARY CONSTRUCTION ENTRANCE.
 - CONDUCT ROUGH GRADING EFFORTS AND INSTALL CHECK DAMS WITH DRAINAGE DITCHES AS NEEDED.
 - INSTALL UTILITY PIPING AND STRUCTURES, IMMEDIATELY INSTALL INLET PROTECTION.
 - COMPLETE FINAL GRADING, INSTALLATION OF GRAVEL BASE COURSES, PLACEMENT OF CURBS, PAVEMENTS, WALKS, ETC.
 - PLACE TOPSOIL AND IMMEDIATELY STABILIZE DISTURBED AREAS WITH EROSION CONTROLS.
 - EROSION CONTROLS SHALL NOT BE REMOVED UNTIL SITE IS FULLY STABILIZED OR 100% VEGETATIVE COVER IS ESTABLISHED.
- CONTRACTOR MAY MODIFY SEQUENCING AFTER ITEM 1 AS NEEDED TO COMPLETE CONSTRUCTION IF EROSION CONTROLS ARE MAINTAINED IN ACCORDANCE WITH THE CONSTRUCTION SITE EROSION CONTROL REQUIREMENTS.

ISSUED FOR
DETAILED PLAN DEVELOPMENT
 DATE OF ISSUE 11-2-09

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UTILITY NOTES

- ALL EXISTING UTILITIES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATION AS TO THE TYPE AND LOCATIONS OF UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THEREOF. CONTRACTOR/OWNER SHALL CALL "DIGGER'S HOTLINE" PRIOR TO ANY CONSTRUCTION.
- ALL UTILITY WORK SHALL BE DONE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN - AND ALL STATE AND LOCAL CODES AND SPECIFICATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE WHICH SPECIFICATIONS AND CODES APPLY, AND TO COORDINATE ALL CONSTRUCTION ACTIVITIES WITH THE APPROPRIATE LOCAL AND STATE AUTHORITIES.
- SPECIFICATIONS SHALL COMPLY WITH THE CITY OF MILWAUKEE SPECIAL PROVISIONS.
- LENGTHS OF ALL UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM PLAN. LENGTHS SHALL BE VERIFIED IN THE FIELD DURING CONSTRUCTION.
- CONTRACTOR SHALL VERIFY ALL ELEVATIONS, LOCATIONS AND SIZES OF SANITARY, WATER AND STORM LATERALS AND CHECK ALL UTILITY CROSSINGS FOR CONFLICTS.
- CONTRACTOR SHALL ADJUST AND/OR RECONSTRUCT ALL UTILITY COVERS (SUCH AS MANHOLE COVERS, VALVE BOX COVERS, ETC.) TO MATCH THE FINISHED GRADES OF THE AREAS EFFECTED BY THE CONSTRUCTION.
- STORM SEWER SPECIFICATIONS -
 PIPE - REINFORCED CONCRETE PIPE (RCP) SHALL MEET THE REQUIREMENTS OF ASTM CLASS III (MINIMUM) C-76 WITH RUBBER GASKET JOINTS CONFORMING TO ASTM C-443.
 HIGH DENSITY DUAL-WALL POLYETHYLENE CORRUGATED PIPE SHALL BE AS MANUFACTURED BY ADS OR EQUAL WITH WATER TIGHT JOINTS, AND SHALL MEET THE REQUIREMENTS OF AASHTO DESIGNATION M-294 TYPE "S".
 INLETS - INLETS SHALL BE CONSTRUCTED IN ACCORDANCE WITH FILE NO. 26 OF THE "STANDARD SPECIFICATIONS", OR APPROVED EQUAL WITH A 1'-8" X 2'-6" MAXIMUM OPENING, CURB FRAME & GRATE SHALL BE NEENAH R-3067 WITH TYPE R GRATE, OR EQUAL.
 BACKFILL AND BEDDING - STORM SEWER SHALL BE CONSTRUCTED WITH GRAVEL BACKFILL AND CLASS "B" BEDDING IN ALL PAVED AREAS AND TO A POINT 5 FEET BEYOND THE EDGE OF PAVEMENT. TRENCHES RUNNING PARALLEL TO AND LESS THAN 5 FEET FROM THE EDGE OF PAVEMENT SHALL ALSO REQUIRE GRAVEL BACKFILL. LANDSCAPED AREAS MAY BE BACKFILLED WITH EXCAVATED MATERIAL IN CONFORMANCE WITH SECTION 8.4.3.5 OF THE "STANDARD SPECIFICATIONS".
 MANHOLE FRAMES AND COVERS - MANHOLE FRAMES AND COVERS SHALL BE NEENAH R-1642 WITH TYPE "B" SELF SEALING LIDS, NON-ROCKING OR EQUAL. CATCH BASINS SHALL BE NEENAH R-2540-A, OR EQUAL.
 FIELD TILE CONNECTION - ALL FIELD TILE ENCOUNTERED DURING CONSTRUCTION SHALL BE INCLUDED IN THE UNIT PRICE(S) FOR STORM SEWER. TILE LINES CROSSED BY THE TRENCH SHALL BE REPLACED WITH THE SAME MATERIAL AS THE STORM SEWER.
- WATER MAIN SPECIFICATIONS -
 PIPE - WATER MAIN SHALL BE POLYVINYL CHLORIDE (PVC) MEETING THE REQUIREMENTS OF AWWA STANDARD C-900, CLASS 150, DR-18, WITH CAST IRON O.D. AND INTEGRAL ELASTOMERIC BELL AND SPOUT JOINTS.
 VALVES AND VALVE BOXES - GATE VALVES SHALL BE AWWA GATE VALVES MEETING THE REQUIREMENTS OF AWWA C-300 AND CHAPTER 8.27.0 OF THE "STANDARD SPECIFICATIONS". GATE VALVES AND VALVE BOXES SHALL CONFORM TO LOCAL PLUMBING ORDINANCES.
 HYDRANTS - HYDRANTS SHALL CONFORM TO THE SPECIFICATIONS OF THE CITY OF MILWAUKEE THE DISTANCE FROM THE GROUND LINE TO THE CENTERLINE OF THE LOWEST NOZZLE AND THE LOWEST CONNECTION OF THE FIRE DEPARTMENT SHALL BE NO LESS THAN 18-INCHES AND NO GREATER THAN 23-INCHES (SEE DETAIL).
 BEDDING AND COVER MATERIAL - PIPE BEDDING AND COVER MATERIAL SHALL BE SAND, CRUSHED STONE CHIPS OR CRUSHED STONE SCREENINGS CONFORMING TO CHAPTER 8.4.3.2 OF THE "STANDARD SPECIFICATIONS".
 BACKFILL - BACKFILL MATERIAL AND INSTALLATION SHALL BE IN ACCORDANCE WITH CHAPTER 2.6.D OF THE "STANDARD SPECIFICATIONS". GRAVEL BACKFILL IS REQUIRED IN ALL PAVED AREAS AND TO A POINT 5 FEET BEYOND THE EDGE OF PAVEMENT. TRENCHES RUNNING PARALLEL TO AND LESS THAN 5 FEET FROM THE EDGE OF PAVEMENT SHALL ALSO REQUIRE GRAVEL BACKFILL. LANDSCAPED AREAS MAY BE BACKFILLED WITH EXCAVATED MATERIAL IN CONFORMANCE WITH SECTION 8.4.3.5 OF THE "STANDARD SPECIFICATIONS".
 SANITARY SEWER SPECIFICATIONS -
 PIPE - SANITARY SEWER PIPE MATERIAL SHALL BE POLYVINYL CHLORIDE (PVC) MEETING REQUIREMENTS OF ASTM D 3034, SDR-35, WITH INTEGRAL BELL TYPE FLEXIBLE ELASTOMERIC JOINTS, MEETING THE REQUIREMENTS OF ASTM D-3212.
 BEDDING AND COVER MATERIAL - BEDDING AND COVER MATERIAL SHALL CONFORM TO THE APPROPRIATE SECTIONS OF THE "STANDARD SPECIFICATION" WITH THE FOLLOWING MODIFICATION: "COVER MATERIAL SHALL BE THE SAME AS USED FOR BEDDING AND SHALL CONFORM TO SECTION 8.4.3.2 (A). BEDDING AND COVER MATERIAL SHALL BE PLACED IN A MINIMUM OF THREE FEET OF BEDDING MATERIAL ENDING AT OR NEAR THE SPRINGLINE OF THE PIPE. THE CONTRACTOR SHALL TAKE CARE TO COMPLETELY WORK BEDDING MATERIAL UNDER THE HAUNCH OF THE PIPE TO PROVIDE ADEQUATE SIDE SUPPORT."
 BACKFILL - BACKFILL MATERIAL AND INSTALLATION SHALL BE IN ACCORDANCE CHAPTER 2.6.D OF THE "STANDARD SPECIFICATIONS". GRAVEL BACKFILL IS REQUIRED IN ALL PAVED AREAS AND TO A POINT 5 FEET BEYOND THE EDGE OF PAVEMENT. TRENCHES RUNNING PARALLEL TO AND LESS THAN 5 FEET FROM THE EDGE OF PAVEMENT SHALL ALSO REQUIRE GRAVEL BACKFILL. LANDSCAPED AREAS MAY BE BACKFILLED WITH EXCAVATED MATERIAL IN CONFORMANCE WITH SECTION 8.4.3.5 OF THE "STANDARD SPECIFICATIONS".
 MANHOLES - MANHOLES SHALL BE CONSTRUCTED IN ACCORDANCE WITH FILE NOS. 12, 13 AND 15 OF THE "STANDARD SPECIFICATIONS" AND ALL SPECIAL PROVISIONS OF THE CITY OF MILWAUKEE.
 MANHOLE FRAMES AND COVERS - MANHOLE FRAMES AND COVERS SHALL BE NEENAH R-1642 WITH TYPE "B" SELF SEALING LIDS, NON-ROCKING OR EQUAL.
 WATERMAIN AND SANITARY SEWER SHALL BE INSULATED WHEREVER THE DEPTH OF COVER IS LESS THAN 6 FEET. INSULATION AND INSTALLATION OF INSULATION SHALL BE CONFORMING WITH CHAPTER 4.17.0 "INSULATION" OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN 6TH EDITION UPDATED WITH ITS LATEST ADDENDUM (TYP).

STORM SEWER DATA TABLE

PIPE LOCATION		STRUCTURE CONTRIBUTING AREA				PIPE FLOW				PIPE DATA				PIPE CAPACITY INFORMATION						ELEVATIONS			COVER TO CROWN (FT)			
UP STRUCT	DOWN STRUCT	ROOF C = 0.80 (SQ FT)	PAVED C = 0.80 (SQ FT)	GRASS C = 0.15 (SQ FT)	INDIVID AREA (ACRES)	INDIV C VALUE (UNTILLESS)	STORM EVENT 1.5, 10, 25, 50, 100	INTENSITY (IN/HR)	INDIV RUNOFF (CFS)	TOTAL FLOW (CFS)	LENGTH (FT)	DIA. (IN)	SLOPE (FT/FT)	Manning's n	REQD DROP	ACTUAL DROP	PARTS FULL	VEL (FPS)	FULL FLOW (CFS)	TIME TO STRUCT. (MIN)	TIME IN SEWER (MIN)	DROP THRU STRUCT (FT)		RIM/(F/L) UP	INVERT UP	INVERT DOWN
CB-17	MH-16	7,900	5,421	0	0.30	0.86	100	8.79	2.29	2.29	50.8	15	0.0015	0.012	0.05	0.08	0.77	2.49	2.71	5.00	5.34	0.75	58.35	54.93	54.86	2.04
MH-16	MH-15	0	0	0	0.00	0.00	100	8.67	0.00	11.58	209.5	24	0.0023	0.012	0.47	0.48	0.87	4.27	11.75	5.34	6.16	0.00	61.20	54.11	53.63	4.89
MH-15	CB-14	0	0	0	0.00	0.00	100	8.39	0.00	11.58	178.3	24	0.0023	0.012	0.40	0.41	0.87	4.27	11.75	6.16	6.86	0.00	62.00	53.63	53.22	6.17
CB-14	MH-13	0	10,653	5,818	0.38	0.57	100	8.17	1.76	13.34	71.5	24	0.0031	0.012	0.21	0.22	0.87	4.95	13.64	6.86	7.10	0.00	64.63	53.22	53.00	9.21
MH-13	MH-12	0	0	0	0.00	0.00	100	8.09	0.00	13.34	21.0	24	0.0032	0.012	0.06	0.07	0.85	5.03	13.86	7.10	7.17	0.25	65.45	53.00	52.93	10.25
MH-12	MH-11	5,783	0	0	0.13	0.90	100	8.07	0.96	16.97	138.5	27	0.0026	0.012	0.35	0.36	0.88	4.80	17.10	7.17	7.84	0.00	65.60	52.68	52.32	10.45
MH-11	ES-10	0	0	0	0.00	0.00	100	7.93	0.00	16.97	122.2	27	0.0026	0.012	0.31	0.32	0.88	4.90	17.10	7.84	8.08	0.00	64.50	52.32	52.00	9.71
CB-15B	MH-15	0	23,690	1,333	0.57	0.77	100	8.79	3.86	3.86	116.7	18	0.0012	0.012	0.13	0.14	0.67	2.54	3.94	5.00	5.76	0.12	56.95	53.89	53.75	1.41
MH-15A	MH-15	29,870	0	0	0.69	0.90	100	8.79	5.42	5.42	51.7	18	0.0025	0.012	0.12	0.13	0.84	3.67	5.69	5.00	5.23	0.50	60.50	53.88	53.75	4.97
CB-11A	MH-11	0	16,140	2,107	0.42	0.72	100	8.79	2.67	2.67	27.4	12	0.0055	0.012	0.13	0.15	0.84	4.15	2.86	5.00	5.11	1.25	63.47	52.47	52.32	9.90
CB-2	MH-1	9,870	16,969	3,271	0.69	0.76	100	8.79	4.63	4.63	19.2	12	0.0160	0.012	0.28	0.31	0.84	7.08	4.80	5.00	5.05	0.00	55.60	48.41	48.10	6.09

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SERVICES PROVIDED TO:
BISHOP'S CREEK COMMUNITY DEVELOPMENT CORPORATION
 3500 MOTHER DANIELS WAY
 MILWAUKEE, WI 53209

PROJECT:
BISHOP'S CREEK DEVELOPMENT

PROJECT LOCATION:
 CITY OF MILWAUKEE
 MILWAUKEE COUNTY, WI

JSD PROJECT NO.: 09-3500

SEALSIGNATURE:

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DESIGN: TAG 07-08-09
 DRAWN: TAG 07-08-09
 APPROVED: TAG 10-01-09

PLAN MODIFICATIONS: DATE:

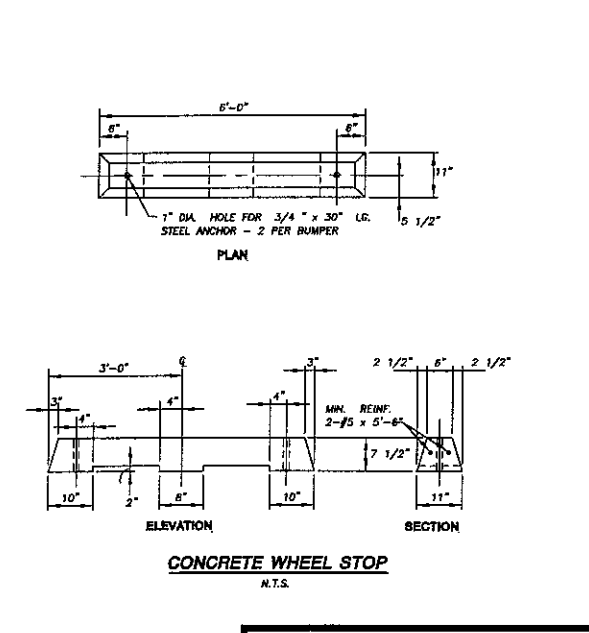
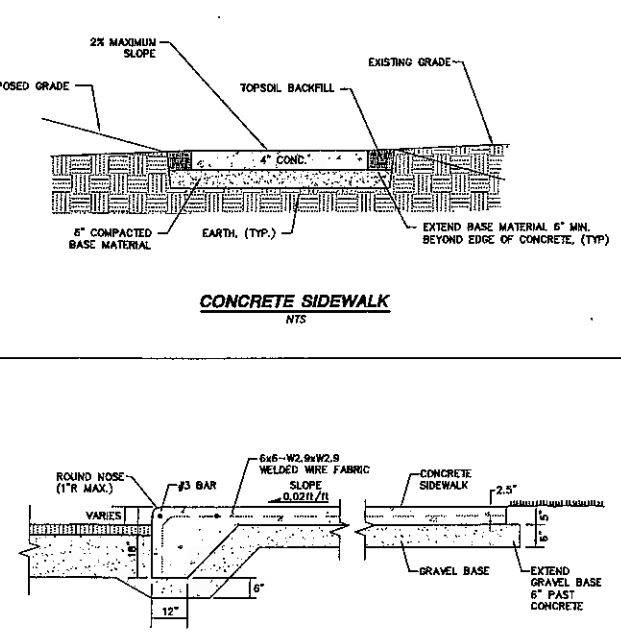
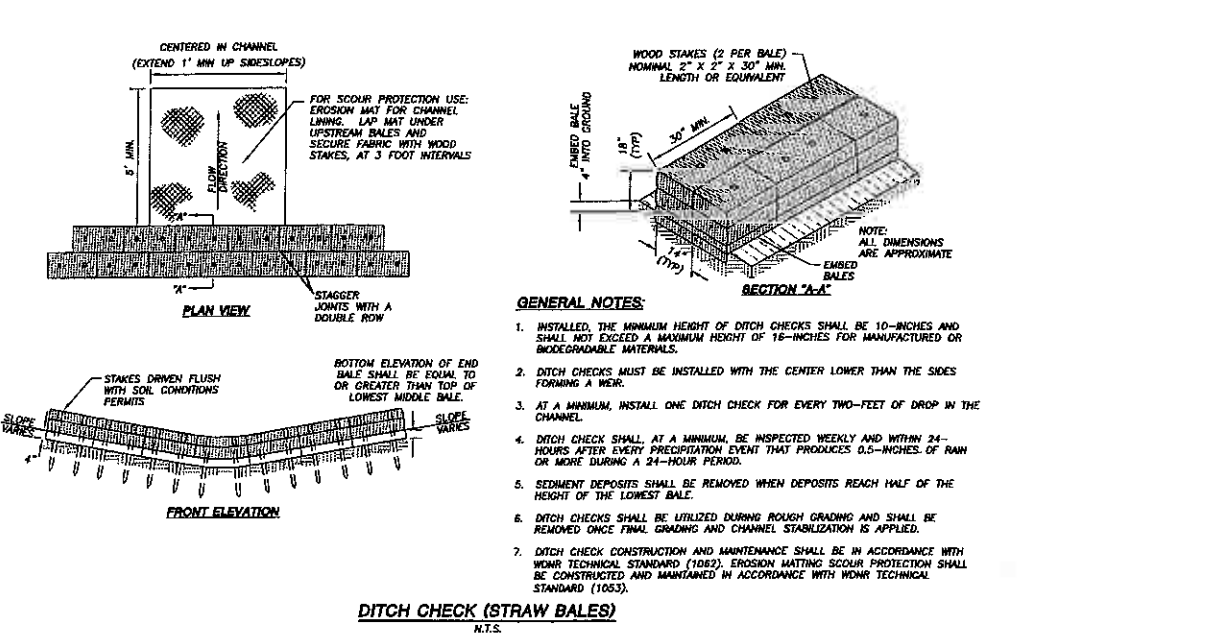
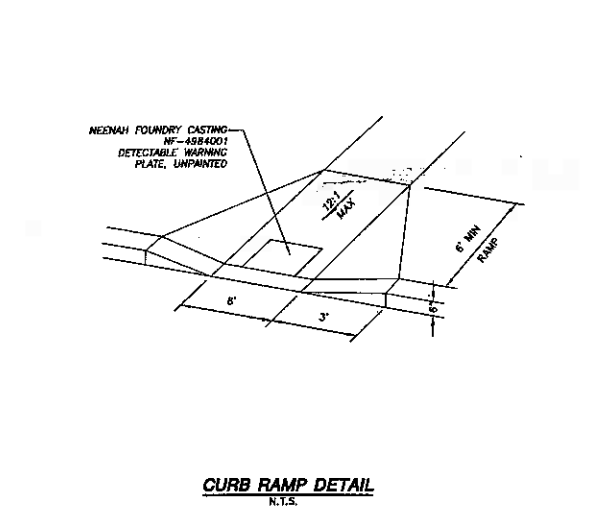
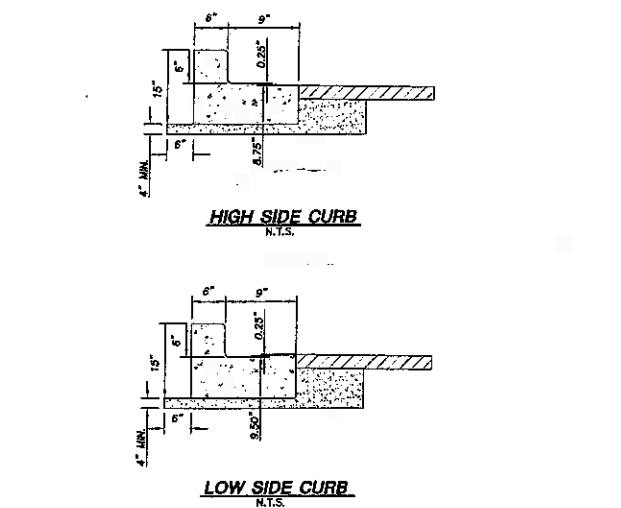
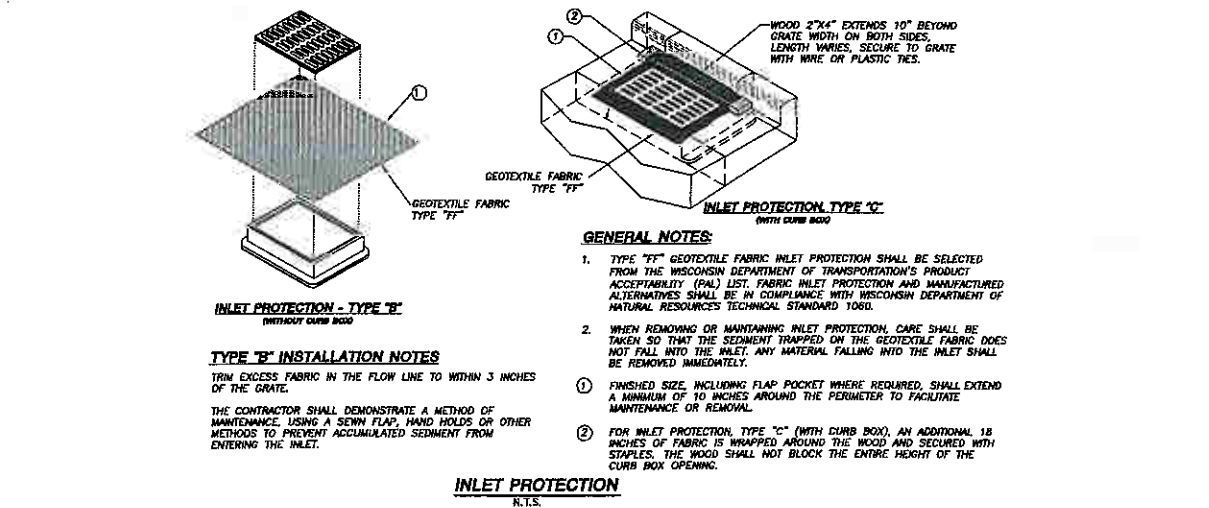
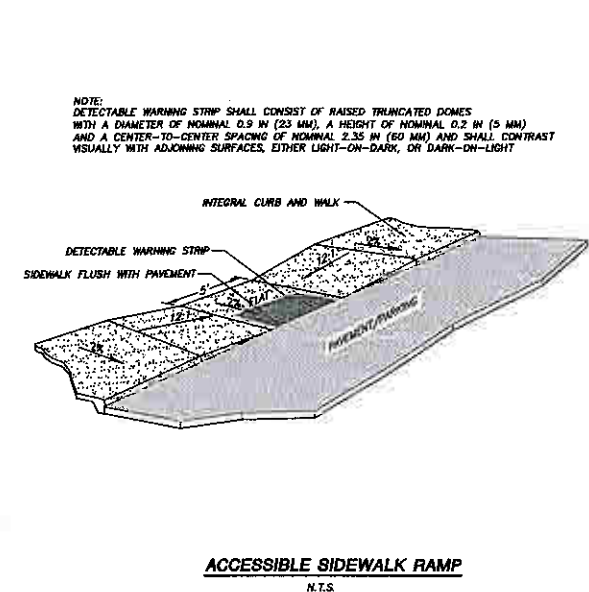
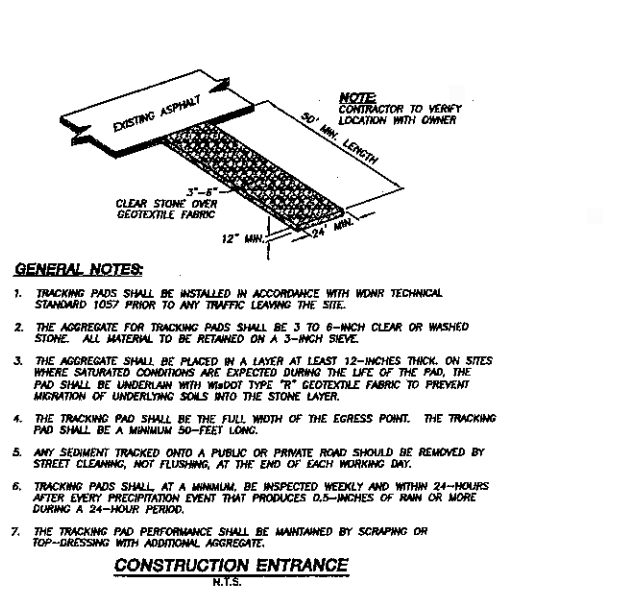
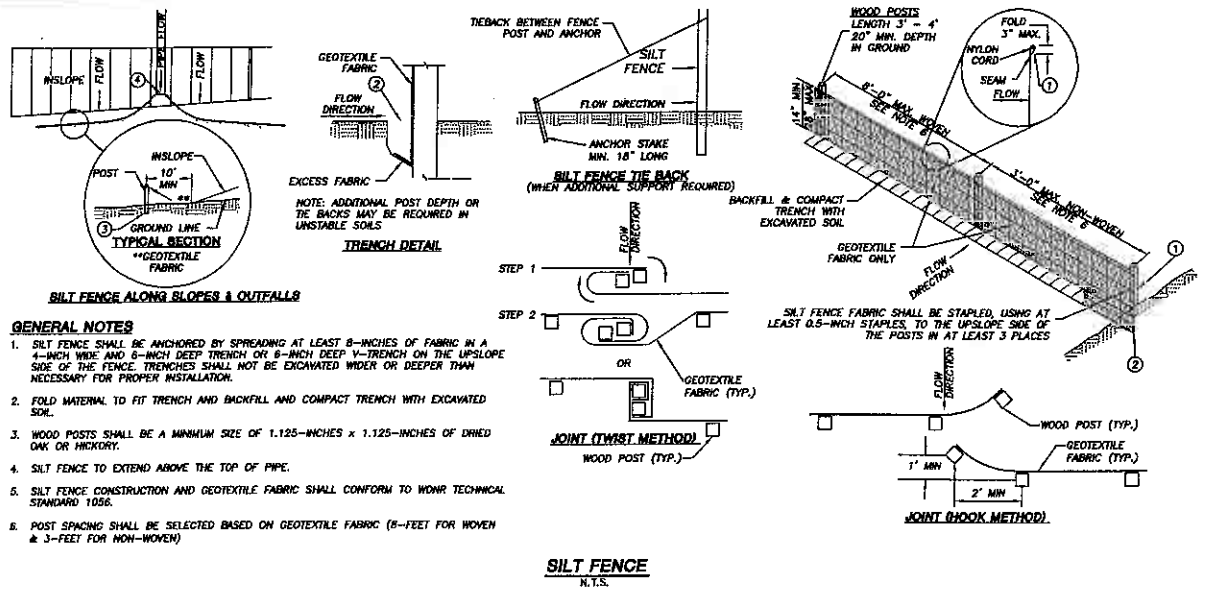
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SHEET TITLE:
UTILITY PLAN

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MILWAUKEE, WI 53209

PROJECT:

BISHOP'S CREEK DEVELOPMENT

PROJECT LOCATION:

CITY OF MILWAUKEE
MILWAUKEE COUNTY, WI

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SHEET TITLE:

DETAILS AND NOTES

SHEET NUMBER:

C-4

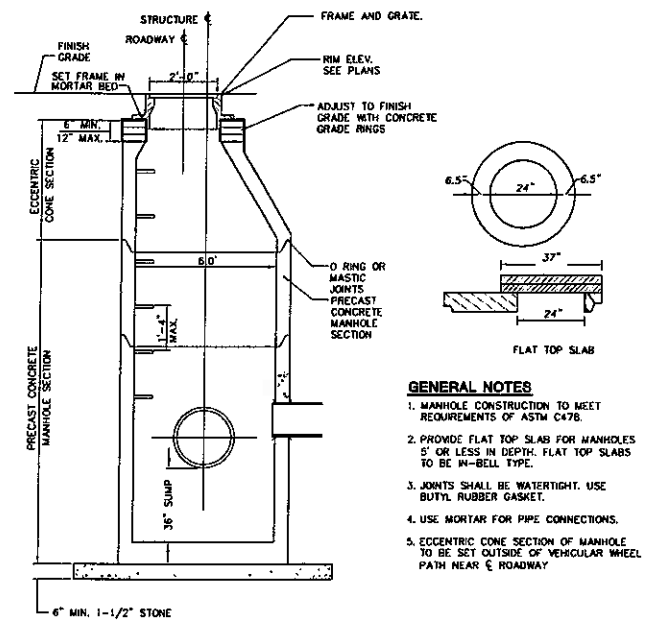
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DETAILED PLAN DEVELOPMENT

DATE OF ISSUE: 11-2-09

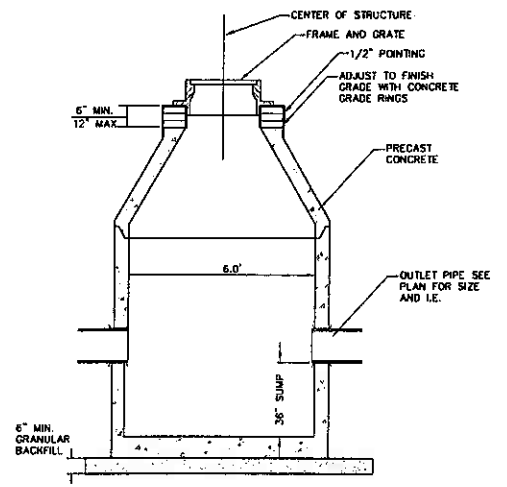
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J:\JSD Projects\09C3500 Bishops Creek\dwg\09C3500 Sheet Details and Notes.dwg, C-5 Details and Notes, 10/30/2009 4:48:22 PM, igilgenbach

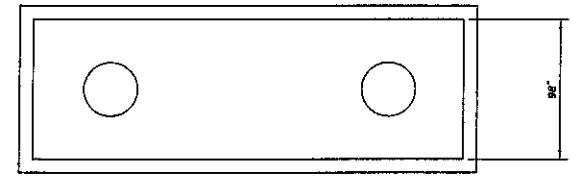


STORM MANHOLE
N.T.S.

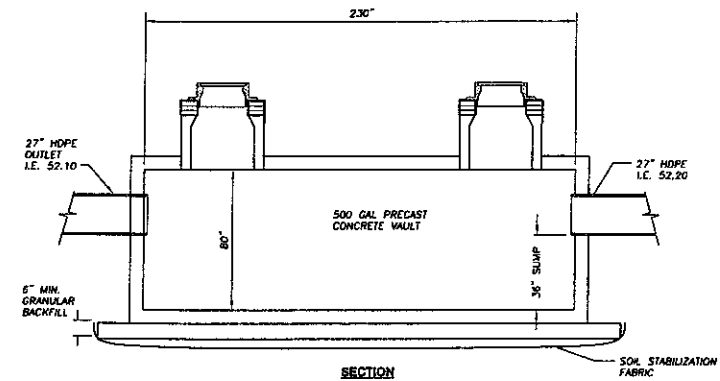
- GENERAL NOTES**
1. MANHOLE CONSTRUCTION TO MEET REQUIREMENTS OF ASTM C478.
 2. PROVIDE FLAT TOP SLAB FOR MANHOLES 5' OR LESS IN DEPTH. FLAT TOP SLABS TO BE W-BELL TYPE.
 3. JOINTS SHALL BE WATERTIGHT. USE BUTYL RUBBER GASKET.
 4. USE MORTAR FOR PIPE CONNECTIONS.
 5. ECCENTRIC CONE SECTION OF MANHOLE TO BE SET OUTSIDE OF VEHICULAR WHEEL PATH NEAR ROADWAY



STORM CATCH BASIN - ROUND
N.T.S.



PLAN VIEW

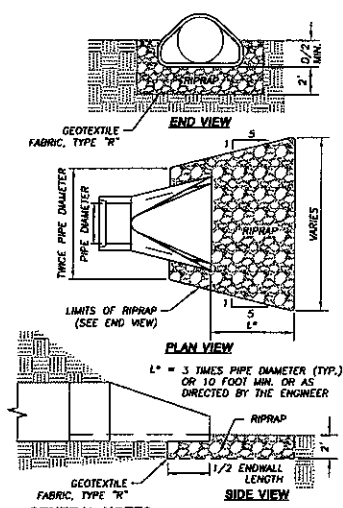


- GENERAL NOTES**
1. TANK AND RISERS TO BE PROVIDED BY LAKE SHORE BURIAL VAULT CO. OR EQUAL.
 2. MAXIMUM DEPTH OF COVER TO BE 96 INCHES.

STORM WATER QUALITY VAULT
N.T.S.

RIP RAP TABLE

Structure	Rip Rap Size	Do	Lo	W
OUTFALL	Medium	2.25	16	18.25



- GENERAL NOTES:**
1. RIPRAP SHALL MEET REQUIREMENTS FOR STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION.
 2. TYPE "B" GEOTEXTILE FABRIC SHALL BE SELECTED FROM THE WISCONSIN DEPARTMENT OF TRANSPORTATION'S PRODUCT ACCEPTABILITY (PAL) LIST.

RIPRAP APRON ENDWALL
N.T.S.

ISSUED FOR
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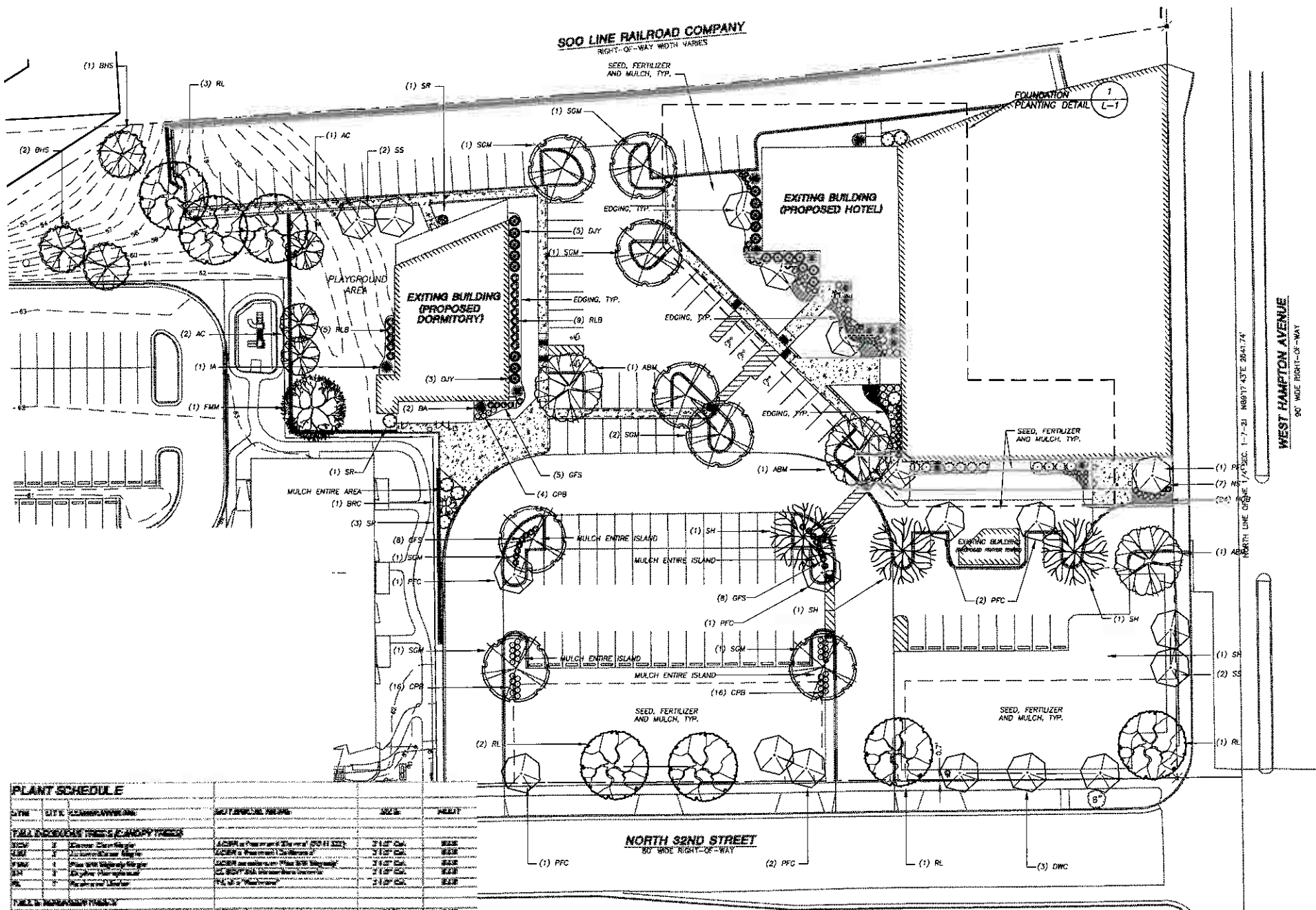
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DETAILS AND NOTES

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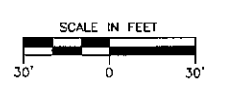
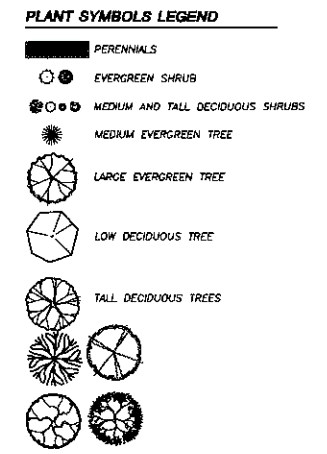


LANDSCAPE NOTES AND SPECIFICATIONS

- REFER TO SHEET L-2 FOR LANDSCAPE DETAILS.
- GENERAL: ALL WORK IN THE R.O.W. AND PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH THE CITY OF MILWAUKEE REQUIREMENTS. JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES. LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE DONE TO UTILITIES. CONTRACTOR MUST CALL 1-800-382-5544 FOR UTILITY LOCATIONS AT LEAST TWO DAYS PRIOR TO DIGGING. HAND DIG AND INSTALL ALL PLANTS THAT ARE NEAR EXISTING UTILITIES. PROTECT PREVIOUSLY INSTALLED WORK OF OTHER TRADES. CONTRACTOR IS RESPONSIBLE FOR STAKING THE PLANT MATERIALS FOR REVIEW BY OWNER PRIOR TO DIGGING AND PLACEMENT. THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL FINE GRADING AND RESTORATION WITH THE GRADING CONTRACTOR.
- DELIVERY AND HANDLING: DO NOT DELIVER MORE PLANT MATERIALS THAN CAN BE PLANTED IN ONE DAY. DELIVER PLANTS WITH LEGIBLE IDENTIFICATION LABELS. PROTECT PLANTS DURING DELIVERY AND DO NOT PRUNE PRIOR TO DELIVERY. ALL PLANTS SHALL BE PLANTED ON THE DAY OF DELIVERY. IF PLANTS ALL PLANTS CAN NOT BE PLANTED IN ONE DAY, STORE NOT PLANTED STOCK IN A SHADED AREA, PROTECTING THE ROOT MASS WITH WET SOIL, MOSS OR OTHER SUITABLE MEDIA AND KEEPING WELL WATERED. DO NOT REMOVE CONTAINER CROWN STOCK FROM CONTAINERS BEFORE TIME OF PLANTING. DO NOT PICK UP CONTAINER OR BALLED PLANTS BY STEM OR ROOTS. ALL PLANTS SHALL BE LIFTED AND HANDLED FROM THE BOTTOM OF THE BALL. PERFORM ACTUAL PLANTING ONLY WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE IN ACCORDANCE WITH LOCALLY ACCEPTED PRACTICES.
- GUARANTEE: THE CONTRACTOR SHALL GUARANTEE ALL PLANTS THROUGH ONE YEAR AFTER ACCEPTANCE BY OWNER. PLANTS SHALL BE ALIVE AND IN GOOD HEALTH AND FLOURISHING CONDITION AT THE END OF THE GUARANTEE PERIOD. THE CONTRACTOR SHALL REPLACE WITHOUT COST TO THE OWNER ANY PLANTS THAT ARE DEAD OR NOT IN A VIGOROUS STATE. REPLACEMENT PLANTS SHALL BE OF THE SAME KIND AND SIZE AS ORIGINALLY SPECIFIED UNLESS OTHERWISE DIRECTED BY OWNER. RESTORE BEDS AS NECESSARY. FOLLOWING PLANT REPLACEMENT INCLUDING BUT NOT LIMITED TO BEDDING, EDGING, MULCH, GRASS, ETC. REPAIR DAMAGE TO OTHER PLANTS OR LAWNS DURING PLANT REPLACEMENT AT NO COST TO OWNER. CONTRACTOR SHALL PROVIDE A 2-YEAR STRAIGHTENING GUARANTEE FOR ALL TREES.
- MATERIALS - PLANTS: ALL PLANTS SHALL CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1-2004. PLANTS SHALL BE TRUE TO SPECIES AND VARIETY SPECIFIED AND GROWN IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT FOR AT LEAST 2 YEARS. PLANTS SHALL BE FREELY DUG (DURING THE MOST RECENT FAVORABLE HARVEST SEASON) AND SO TRAINED IN DEVELOPMENT AND APPEARANCE AS TO BE UNQUESTIONABLY SUPERIOR IN FORM, COMPACTNESS, AND SYMMETRY. PLANTS SHALL BE SOUND, HEALTHY, VIGOROUS, WELL BRANCHED AND DENSELY FOLIATED WHEN IN LEAF, AND FREE OF DISEASE AND INSECTS (ADULT EGGS, LARVAE OR PUPAE). THEY SHALL HAVE HEALTHY, WELL-DEVELOPED ROOT SYSTEMS AND SHALL BE FREE FROM PHYSICAL DAMAGE OR OTHER CONDITIONS THAT WOULD PREVENT THIRING GROWTH. PLANTS SHALL BE OF THE HIGHEST QUALITY, HAVE TYPICAL GROWTH HABITS FOR THEIR SPECIES, BE SOUND, HEALTHY, VIGOROUS AND FREE OF INJURY.
- MATERIALS - SOIL: PLANTING SOIL/COMPACTED TOPSOIL SHALL MEET THESE REQUIREMENTS:
 - SEEDING AREAS = 6"
 - SHRUBS BEDS = 18"
 - TREE RINGS AND PITS = SEE DETAILS
 PLANTING SOIL TO BE A MINIMUM 6" DEPTH, UNLESS OTHERWISE SPECIFIED AS ABOVE OR ON DETAILS. TOPSOIL TO BE CLEAN, FRAGILE LOAM FROM LOCAL SOURCE, FREE FROM STONES OR DEBRIS OVER 3/4" IN DIAMETER, AND FREE FROM TOXINS. TOPSOIL SHALL HAVE A PH BETWEEN 6 AND 7. TOPSOIL AND PLANTING SOIL SHALL BE TESTED TO CONFORM TO THESE SPECIFICATIONS AND SHALL BE AMENDED TO MEET THESE SPECIFICATIONS. DO NOT PLACE FROZEN OR MUDDY TOPSOIL. APPLY SOIL AMENDMENTS TO ALL LANDSCAPE BEDS PER SOIL TEST.
- MATERIALS - FERTILIZER AND MULCH: ALL PLANT BEDS, TREE RINGS, AND PLANTED PARKING ISLANDS SHALL RECEIVE 3" OF MUSHROOM COMPOST, TILED INTO THE TOP 12" OF ALL PLANTING BEDS. ALL PLANTING BEDS, TREE RINGS, AND PLANTED PARKING ISLANDS SHALL RECEIVE 3" DEPTH, FINELY SHREDDED, WEED FREE, HARDWOOD BARK MULCH (DYE-FREE) OVER ENTIRE BED, UNLESS OTHERWISE SPECIFIED ON PLANS. FERTILIZER SHALL BE IN ACCORDANCE WITH MILWAUKEE COUNTY AND STATE OF WISCONSIN REQUIREMENTS.
- MATERIALS - SEED: ALL DISTURBED AREAS SHALL BE SEEDDED WITH EARTH CARPET'S "SPARTAN GRADE" SEED MIX AT A MINIMUM RATE OF 5 LBS/1000 S.F. AND SHALL BE INSTALLED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS. IN ADDITION TO LAWN SEED, ANNUAL RYE SHALL BE APPLIED TO ALL DISTURBED AREAS AT A RATE OF 1 1/2 LBS PER 1000 SQUARE FEET. FERTILIZE AND MULCH PER MANUFACTURER'S RECOMMENDATIONS.
- MATERIALS - EDGING: ALL EDGING SHALL BE BLACK DIAMOND POLYETHYLENE EDGING (OR EQUIVALENT) INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. ALL TREES NOT WITHIN PLANT BEDS SHALL BE INSTALLED WITH A 6" DIAMETER TREE RING EDGING BORDER.
- PLANTING OPERATIONS: PLANTING OPERATIONS SHALL BE IN ACCORDANCE WITH SECTION 11 OF THE WISCONSIN DNR TREE PURCHASE AND PLANTING SPECIFICATIONS. PRE-EMERGENT HERBICIDE SHALL BE APPLIED TO ALL LANDSCAPE BEDS. WHEN INSTALLING PLANTS AROUND TREES, DO NOT INSTALL PLANTS ANY CLOSER THAN 2" FROM THE CENTER OF THE TREE. PRE-EMERGENT HERBICIDE TO BE APPLIED TO ALL LANDSCAPE BEDS.
- PRUNING: THE CONTRACTOR SHALL PRUNE ALL TREES AND REPAIR ANY INJURIES THAT OCCURRED DURING THE PLANTING PROCESS. DOUBLE LEADERS, DEAD BRANCHES, AND LIMBS DAMAGED OR BROKEN DURING THE PLANTING PROCESS SHALL BE PRUNED. THIS SHALL BE THE ONLY PRUNING ALLOWED AT PLANTING. PRUNING SHALL CONFORM TO AMERICAN STANDARD FOR TREE CARE OPERATIONS, ANSI A300. PRUNE TREES IN ACCORDANCE WITH NNA GUIDELINES. DO NOT TOP TREES. PRUNE SHRUBS ACCORDING TO STANDARD HORTICULTURAL PRACTICES. ON CUTS OVER 3/4" IN DIAMETER AND BRUISES OR SCARS ON BARK, TRADE THE INJURED CAMBIAL LAYER BACK TO LIVING TISSUE AND REMOVE. SMOOTH AND SHAPE WOUNDS SO AS NOT TO RETAIN WATER AND COAT THE TREATED AREA WITH AN APPROVED ANTISEPTIC TREE PAINT.
- CLEANUP: DISPOSED OF EXCESS SOIL. REMOVE ALL CUTTINGS AND WASTE MATERIALS. SOIL, BRANCHES, BINDING AND WRAPPING MATERIALS, REJECTED PLANTS, OR OTHER DEBRIS RESULTING FROM ANY PLANTING SHALL BE PROMPTLY CLEANED UP AND REMOVED. THE WORK AREA SHALL BE KEPT SAFE AND NEAT AT ALL TIMES UNTIL THE CLEANUP OPERATION IS COMPLETED. UNDER NO CIRCUMSTANCES SHALL ANY DEBRIS OR INCIDENTAL MATERIALS BE ALLOWED UPON ADJACENT PRIVATE PROPERTY.
- MAINTENANCE FOR PLANTINGS AND LAWN SEED: THE CONTRACTOR SHALL MAINTAIN PLANTINGS AND LAWN FOR AT LEAST A PERIOD OF 30 DAYS, OR UNTIL FINAL ACCEPTANCE FROM THE OWNER. THE CONTRACTOR IS RESPONSIBLE FOR ADEQUATELY WATERING PLANTS AND LAWN DURING THIS 30 DAY PERIOD. CONTRACTOR IS RESPONSIBLE FOR ESTABLISHMENT OF HEALTHY VIGOROUS LAWN GROWTH. CONTRACTOR IS ALSO RESPONSIBLE FOR ANY PRUNING AND/OR SHAPING AND/OR REPLACEMENT OF DEFICIENT BARK MULCH. LONG TERM MAINTENANCE IS THE RESPONSIBILITY OF THE OWNER.

PLANT SCHEDULE

QTY	SYM	COMMON NAME	SPECIES	SIZE	HEIGHT
1	1	TALL DECIDUOUS TREES & SHADY TREES	ASHES or Norway Spruce	3.0" Cal.	8.0'
1	2	Medium Evergreen	GREENS or Norway Spruce	3.0" Cal.	8.0'
1	3	Low Deciduous	ASHES or Norway Spruce	3.0" Cal.	8.0'
1	4	Medium Evergreen	GREENS or Norway Spruce	3.0" Cal.	8.0'
1	5	Low Deciduous	ASHES or Norway Spruce	3.0" Cal.	8.0'
1	6	Medium Evergreen	GREENS or Norway Spruce	3.0" Cal.	8.0'
1	7	Low Deciduous	ASHES or Norway Spruce	3.0" Cal.	8.0'
1	8	Medium Evergreen	GREENS or Norway Spruce	3.0" Cal.	8.0'
1	9	Low Deciduous	ASHES or Norway Spruce	3.0" Cal.	8.0'
1	10	Medium Evergreen	GREENS or Norway Spruce	3.0" Cal.	8.0'
1	11	Low Deciduous	ASHES or Norway Spruce	3.0" Cal.	8.0'
1	12	Medium Evergreen	GREENS or Norway Spruce	3.0" Cal.	8.0'
1	13	Low Deciduous	ASHES or Norway Spruce	3.0" Cal.	8.0'
1	14	Medium Evergreen	GREENS or Norway Spruce	3.0" Cal.	8.0'
1	15	Low Deciduous	ASHES or Norway Spruce	3.0" Cal.	8.0'
1	16	Medium Evergreen	GREENS or Norway Spruce	3.0" Cal.	8.0'
1	17	Low Deciduous	ASHES or Norway Spruce	3.0" Cal.	8.0'
1	18	Medium Evergreen	GREENS or Norway Spruce	3.0" Cal.	8.0'
1	19	Low Deciduous	ASHES or Norway Spruce	3.0" Cal.	8.0'
1	20	Medium Evergreen	GREENS or Norway Spruce	3.0" Cal.	8.0'
1	21	Low Deciduous	ASHES or Norway Spruce	3.0" Cal.	8.0'
1	22	Medium Evergreen	GREENS or Norway Spruce	3.0" Cal.	8.0'
1	23	Low Deciduous	ASHES or Norway Spruce	3.0" Cal.	8.0'
1	24	Medium Evergreen	GREENS or Norway Spruce	3.0" Cal.	8.0'
1	25	Low Deciduous	ASHES or Norway Spruce	3.0" Cal.	8.0'
1	26	Medium Evergreen	GREENS or Norway Spruce	3.0" Cal.	8.0'
1	27	Low Deciduous	ASHES or Norway Spruce	3.0" Cal.	8.0'
1	28	Medium Evergreen	GREENS or Norway Spruce	3.0" Cal.	8.0'
1	29	Low Deciduous	ASHES or Norway Spruce	3.0" Cal.	8.0'
1	30	Medium Evergreen	GREENS or Norway Spruce	3.0" Cal.	8.0'
1	31	Low Deciduous	ASHES or Norway Spruce	3.0" Cal.	8.0'
1	32	Medium Evergreen	GREENS or Norway Spruce	3.0" Cal.	8.0'
1	33	Low Deciduous	ASHES or Norway Spruce	3.0" Cal.	8.0'
1	34	Medium Evergreen	GREENS or Norway Spruce	3.0" Cal.	8.0'
1	35	Low Deciduous	ASHES or Norway Spruce	3.0" Cal.	8.0'
1	36	Medium Evergreen	GREENS or Norway Spruce	3.0" Cal.	8.0'
1	37	Low Deciduous	ASHES or Norway Spruce	3.0" Cal.	8.0'
1	38	Medium Evergreen	GREENS or Norway Spruce	3.0" Cal.	8.0'
1	39	Low Deciduous	ASHES or Norway Spruce	3.0" Cal.	8.0'
1	40	Medium Evergreen	GREENS or Norway Spruce	3.0" Cal.	8.0'
1	41	Low Deciduous	ASHES or Norway Spruce	3.0" Cal.	8.0'
1	42	Medium Evergreen	GREENS or Norway Spruce	3.0" Cal.	8.0'
1	43	Low Deciduous	ASHES or Norway Spruce	3.0" Cal.	8.0'
1	44	Medium Evergreen	GREENS or Norway Spruce	3.0" Cal.	8.0'
1	45	Low Deciduous	ASHES or Norway Spruce	3.0" Cal.	8.0'
1	46	Medium Evergreen	GREENS or Norway Spruce	3.0" Cal.	8.0'
1	47	Low Deciduous	ASHES or Norway Spruce	3.0" Cal.	8.0'
1	48	Medium Evergreen	GREENS or Norway Spruce	3.0" Cal.	8.0'
1	49	Low Deciduous	ASHES or Norway Spruce	3.0" Cal.	8.0'
1	50	Medium Evergreen	GREENS or Norway Spruce	3.0" Cal.	8.0'



ISSUED FOR
DETAILED PLAN DEVELOPMENT
DATE OF ISSUE: 11-2-09

THE INFORMATION SHOWN ON THIS DRAWING CONCERNING TYPE AND LOCATION OF UNDERGROUND UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATIONS AS TO THE TYPE AND LOCATION OF UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO. IF ADDITIONAL UTILITIES ARE KNOWN TO EXIST IN THE PROPERTY, THE OWNER WILL PROVIDE EXISTING PLANS OF OTHER UTILITIES SERVING THE SITE AND THE BUILDING THAT OTHERWISE CANNOT BE LOCATED BY A VISUAL OBSERVATION OF THE PROPERTY OR OF WHICH THE SURVEYOR WOULD HAVE NO KNOWLEDGE.

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Engineers • Surveyors • Planners

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SERVICES PROVIDED TO:
BISHOP'S CREEK COMMUNITY DEVELOPMENT CORPORATION
3500 MOTHER DANIELS WAY
MILWAUKEE, WI 53209

PROJECT:
BISHOP'S CREEK DEVELOPMENT

PROJECT LOCATION:
CITY OF MILWAUKEE
MILWAUKEE COUNTY, WI

JSD PROJECT NO.: 09-3500

DESIGN: MAS 10-06-09
DRAWN: MAS 10-06-09
APPROVED: MAS 10-06-09

PLAN MODIFICATIONS: DATE:

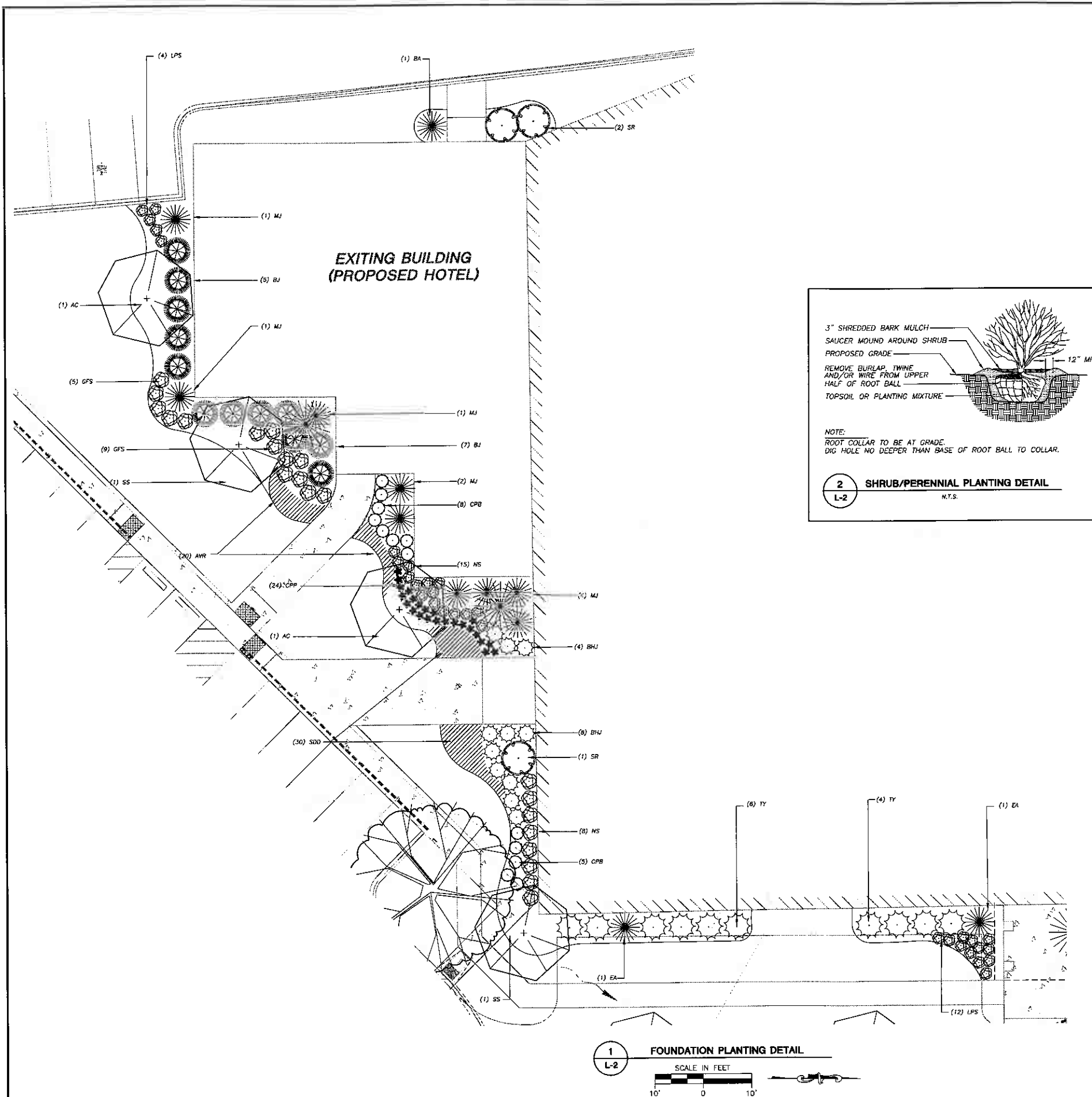
ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS AND CHECKING THEM FOR ACCURACY, THE CONTRACTOR AND SUBCONTRACTORS MUST CHECK ALL DETAIL AND DIMENSIONS OF THEIR TRADE AND BE RESPONSIBLE FOR THE SAME.

DIGGERS HOTLINE

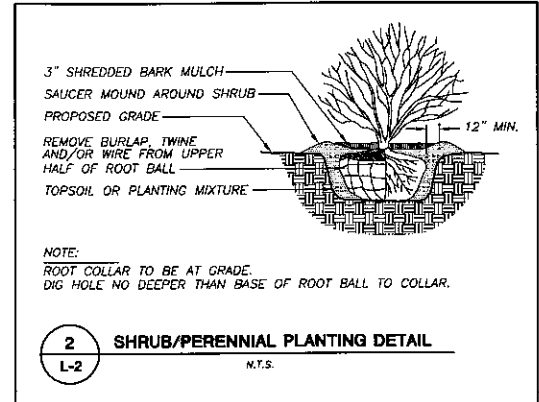
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Milwaukee Area (414) 759-1181
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SHEET TITLE:
LANDSCAPE PLAN

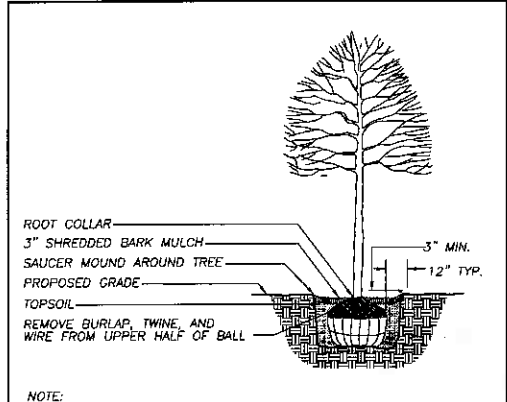
SHEET NUMBER:
L-1



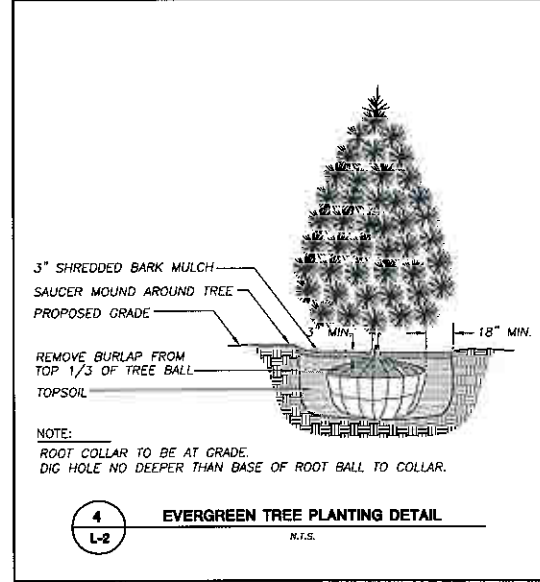
1 FOUNDATION PLANTING DETAIL
 L-2
 SCALE IN FEET
 10' 0 10'



2 SHRUB/PERENNIAL PLANTING DETAIL
 L-2
 N.T.S.



3 DECIDUOUS TREE PLANTING DETAIL
 L-2
 N.T.S.



4 EVERGREEN TREE PLANTING DETAIL
 L-2
 N.T.S.

ISSUED FOR
DETAILED PLAN DEVELOPMENT
 DATE OF ISSUE 11-2-09

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 3500 MOTHER DANIELS WAY
 MILWAUKEE, WI 53209

PROJECT:
BISHOP'S CREEK DEVELOPMENT
 PROJECT LOCATION:
 CITY OF MILWAUKEE
 MILWAUKEE COUNTY, WI

JSD PROJECT NO.: 09-3500

SEAL/SIGNATURE:

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DESIGN: SCL 10-06-09
 DRAWN: SCL 10-06-09
 APPROVED: MAS 10-08-09

PLAN MODIFICATIONS:	DATE:

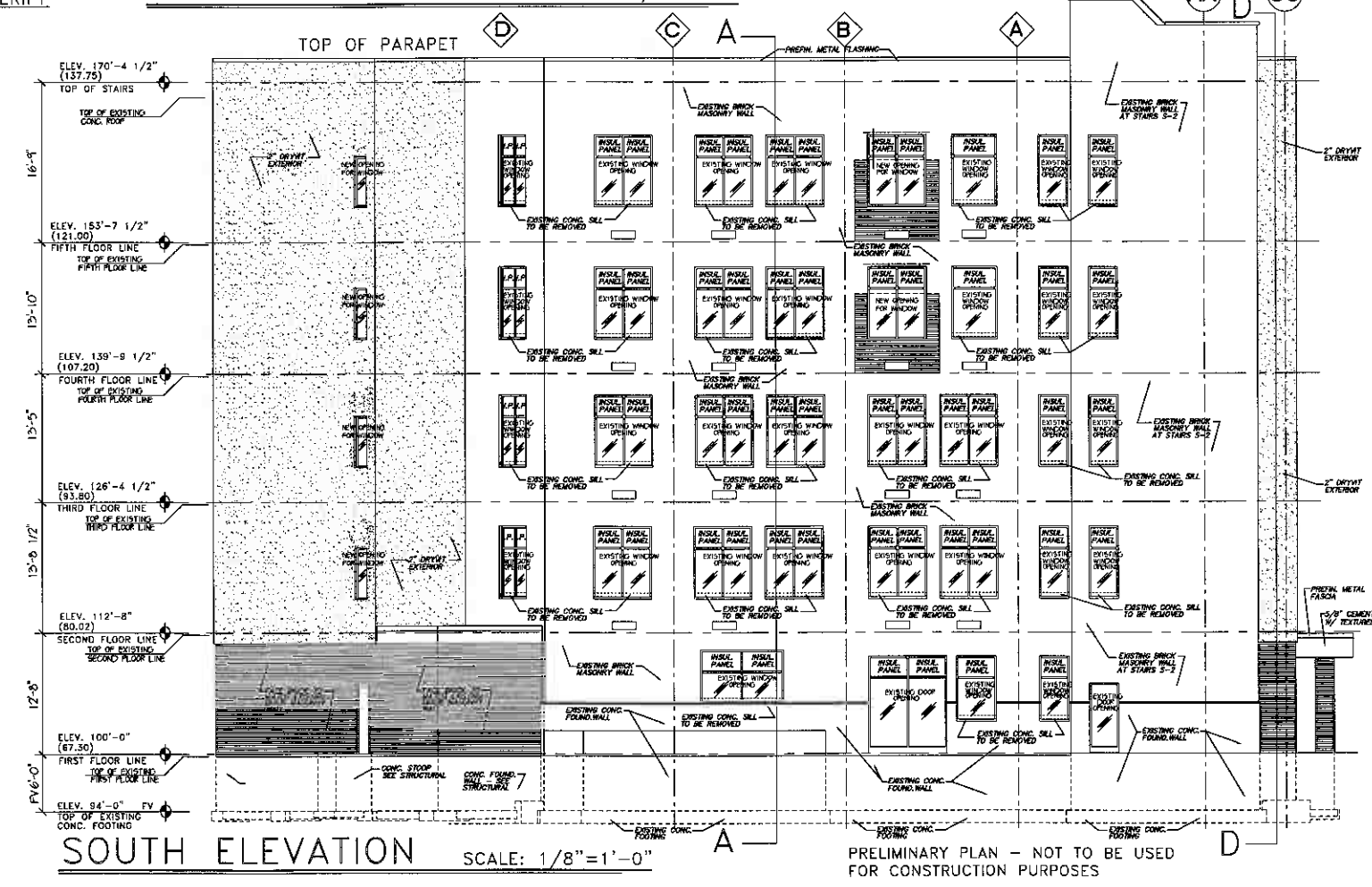
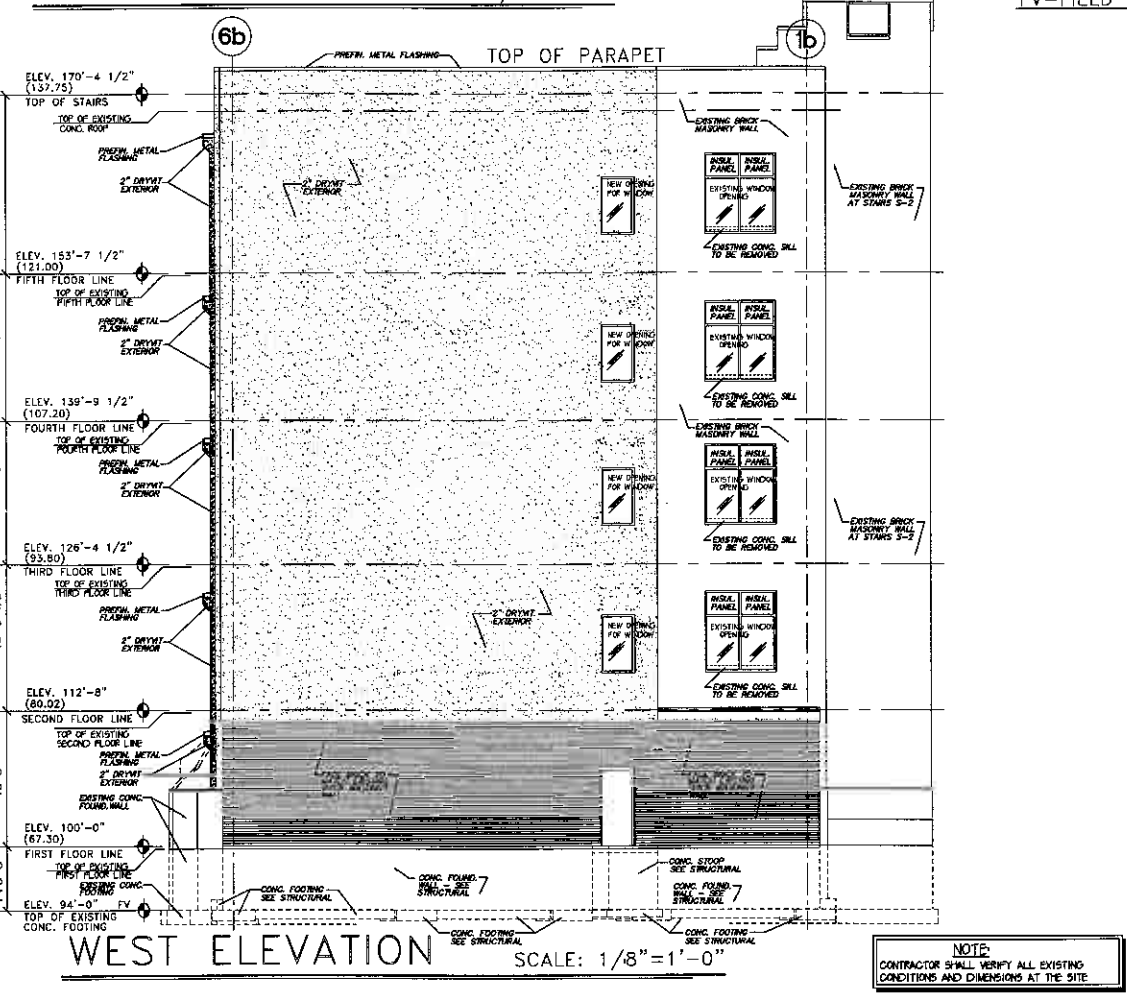
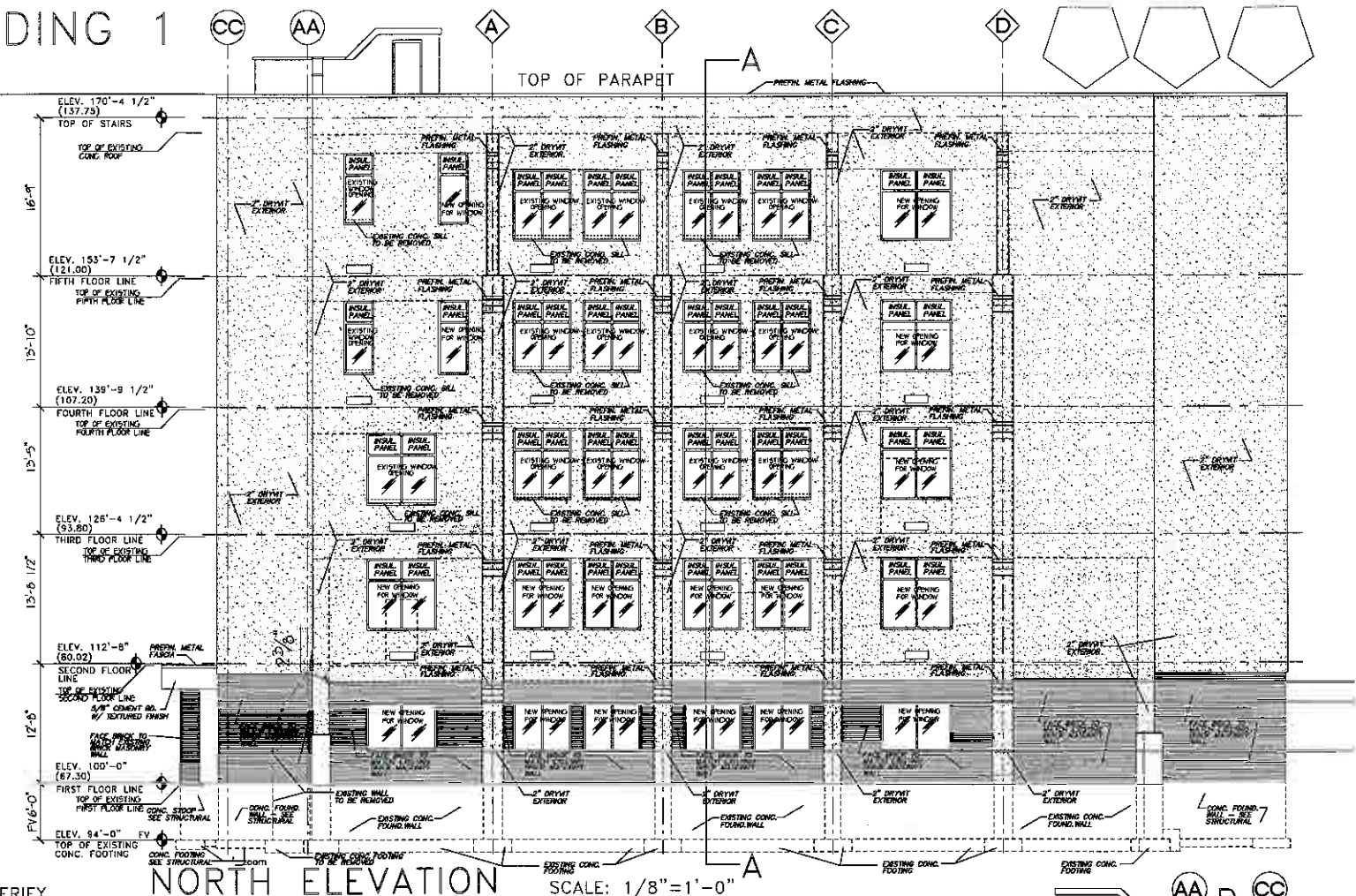
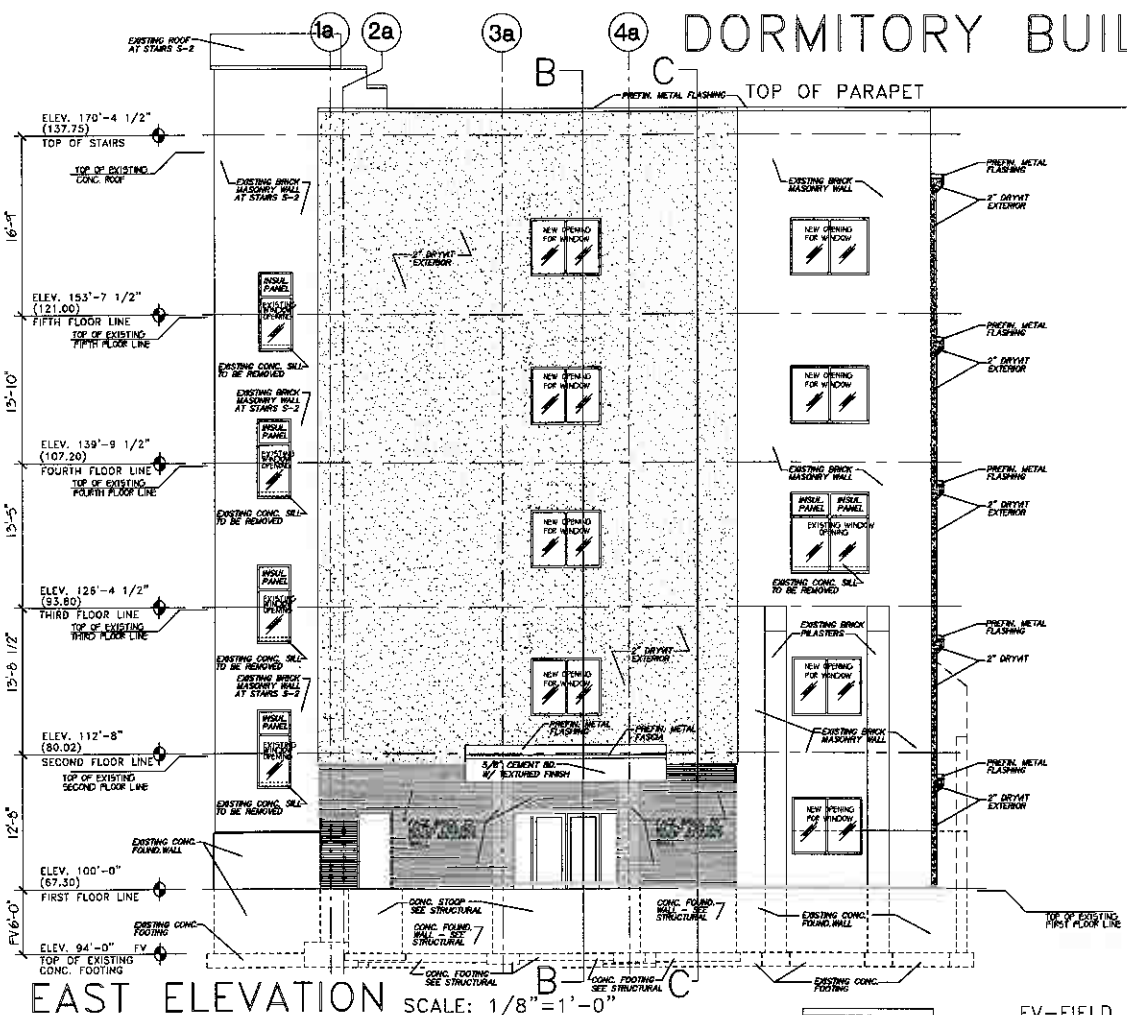
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SHEET TITLE:
LANDSCAPE DETAILS AND SPECIFICATIONS

SHEET NUMBER:
L-2

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DORMITORY BUILDING 1



NOTE:
CONTRACTOR SHALL VERIFY ALL EXISTING
CONDITIONS AND DIMENSIONS AT THE SITE.

PRELIMINARY PLAN - NOT TO BE USED
FOR CONSTRUCTION PURPOSES

Written dimensions on these drawings shall have precedence over unnoted dimensions. Contractors shall verify and be responsible for all dimensions and conditions in the field. All work shall be done in accordance with the specifications and conditions of any work. All ideas, design, arrangements, and plans indicated or represented by this drawing are made by the property of Klobber & Associates, Inc. and shall remain their property. No part of this drawing shall be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the written permission of Klobber & Associates.

NO.	DATE	DESCRIPTION

PROJECT
BISHOP'S CREEK DEVELOPMENT
4763 NORTH 32ND STREET
MILWAUKEE, WISCONSIN 53209

389 Welhouse Dr.
Kimberly, WI 54136
(920) 734-4972
THOMAS KLOBBER & ASSOCIATES, Inc.
Architects - Designers - Planners

JOB NO.
FILE NO.
DRAWN BY
DATE
10-16-09
SHEET NO.
A.7.0
of 5HTS

GENERAL NOTES

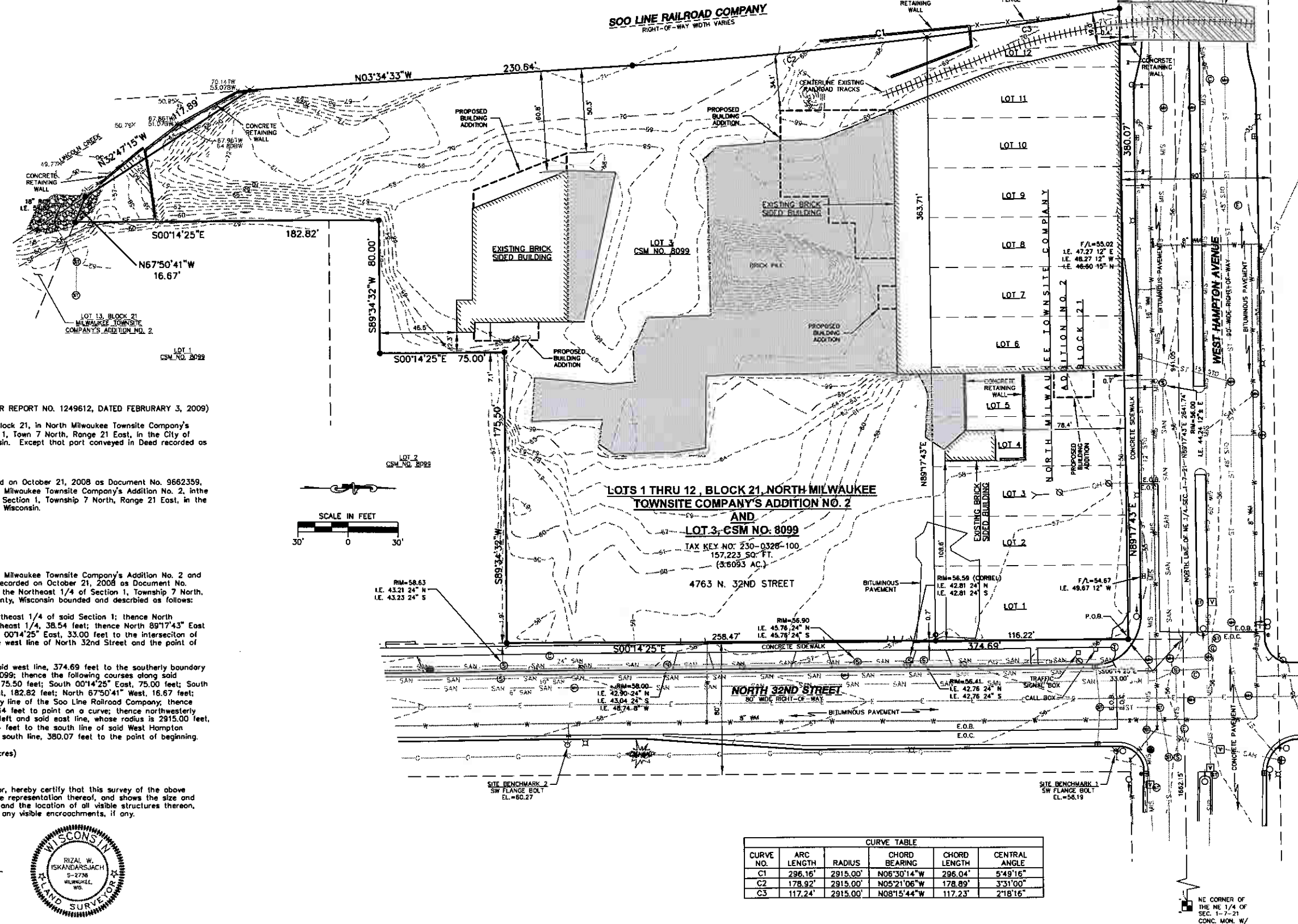
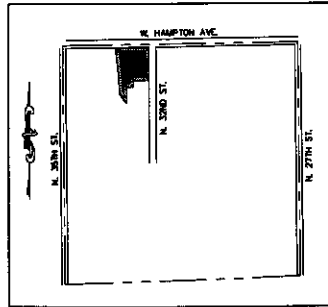
- Bearings are referenced to the north line of the Northeast 1/4 of Section 1, Township 7 North, Range 21 East, was used as North 89°17'43" East.
- Project Conversion Factor: Grid/ 0.99991484 = Ground
- Horizontal Datum: North American Datum of 1927.
- Vertical Datum: City of Milwaukee (add 580.60 to City of Milwaukee Datum to convert/reference NGVD Datum of 1929).
- Reference Benchmark: Concrete monument with brass cap marking the northwest corner of the Northeast 1/4 of Section 1-7-21, Elevation = 71.52.
- Site Benchmarks: **Benchmark 1:** Southwest flange bolt on hydrant, east side of North 32nd Street, first hydrant south of West Hampton Avenue intersection, Elevation = 58.19. **Benchmark 2:** Southwest flange bolt on hydrant, east side of North 32nd Street, second hydrant south of West Hampton Avenue intersection, Elevation = 60.27.
- Ground Survey performed by JSD Professional Services, Inc., February, May and July and October 2009.

GENERAL NOTES (cont.)

- The Boundary in this Survey was prepared and based on a Letter Report prepared by Chicago Title Insurance Company, Letter Report No. 1249612, dated February 3, 2009.
 - Right-of-way widths and locations for West Hampton Avenue and North 32nd Street are based on Certified Survey Map No. 8099.
 - Underground utility locations shown are based on field location of markings by "Digger's Hotline", Ticket No. 2009-04-00566 with a clear date of 01/30/09. Underground utility information is shown for informational purposes only, and is not guaranteed to be accurate or all inclusive. The Contractor/Owner is responsible for making his own determination as to the type and location of underground utilities as may be necessary to avoid damage thereto. Contractor/Owner shall call "Digger's Hotline" prior to the start of any construction activities. The survey was performed in accordance with the industry standard of care with respect to existing field condition.
 - At the time of this survey the properties are zoned PD - Planned Development District per the City of Milwaukee electronic GIS mapping web site.
- Any future development is subject to approval by governmental agencies having jurisdiction and may require other setbacks and restrictions.

LEGEND

- | | | |
|------------------------|---------------------------|------------------------|
| SECTION CORNER | GAS VALVE | WATER MAIN |
| 1" IRON PIPE FOUND | CATCH BASIN SQUARE | STORM SEWER |
| 1" X 18" IRON PIPE SET | WATER VALVE | SANITARY SEWER |
| CUT CROSS SET | FIRE HYDRANT | MMSD INTERCEPTOR SEWER |
| MANHOLE, TYPE UNKNOWN | UTILITY POLE | UNDERGROUND GAS |
| SANITARY MANHOLE | TRAFFIC SIGNAL POLE | UNDERGROUND ELECTRIC |
| STORM MANHOLE | LIGHT POLE | UNDERGROUND TELEPHONE |
| WATER MANHOLE | SIGN | OVERHEAD UTILITY |
| ELECTRIC MANHOLE | METAL POST | CONCRETE |
| COMMUNICATION MANHOLE | E.O.C. EDGE OF CONCRETE | UNDERGROUND UTILITY |
| UTILITY VAULT | E.O.B. EDGE OF BITUMINOUS | |



LEGAL DESCRIPTION:

(PER CHICAGO TITLE INSURANCE COMPANY LETTER REPORT NO. 1249612, DATED FEBRUARY 3, 2009)

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, and 12, Block 21, in North Milwaukee Townsite Company's Addition No. 2, in the Northeast 1/4 of Section 1, Town 7 North, Range 21 East, in the City of Milwaukee, County of Milwaukee, State of Wisconsin. Except that part conveyed in Deed recorded as Document No. 7990235.

Also,

Lot 3 of Certified Survey Map No. 8099, recorded on October 21, 2008 as Document No. 9662359, a division of part of Lot 8 of Block 21 of North Milwaukee Townsite Company's Addition No. 2, in the Northeast 1/4 of Section 1, Township 7 North, Range 21 East, in the City of Milwaukee, County of Milwaukee, State of Wisconsin.

Tax Key No.: 230-0328-100
Address: 4763 N. 32nd Street

MORE PARTICULARLY DESCRIBED AS:

Being all of Lots 1 thru 12 of Block 21 in North Milwaukee Townsite Company's Addition No. 2 and all of Lot 3 of Certified Survey Map No. 8099, recorded on October 21, 2008 as Document No. 9662359, being a part of the Northeast 1/4 of the Northeast 1/4 of Section 1, Township 7 North, Range 21 East, City of Milwaukee, Milwaukee County, Wisconsin bounded and described as follows:

Commencing at the northwest corner of the Northeast 1/4 of said Section 1; thence North 88°55'43" East along the north line of said Northeast 1/4, 38.54 feet; thence North 89°17'43" East along said north line, 941.05 feet; thence South 00°14'25" East, 33.00 feet to the intersection of the south line of West Hampton Avenue and the west line of North 32nd Street and the point of beginning;

Thence continuing South 00°14'25" East along said west line, 374.69 feet to the southerly boundary line of Lot 3 of said Certified Survey Map No. 8099; thence the following courses along said southerly boundary line: South 89°34'32" West, 175.50 feet; South 00°14'25" East, 75.00 feet; South 89°34'32" West, 80.00 feet; South 00°14'25" East, 182.82 feet; North 87°50'41" West, 16.67 feet; North 32°47'15" West, 117.89 feet to the easterly line of the Soo Line Railroad Company; thence North 03°34'33" West along said east line, 230.64 feet to point on a curve; thence northwesterly 295.16 feet along the arc of said curve to the left and said east line, whose radius is 2915.00 feet, whose chord bears North 06°30'14" West, 296.04 feet to the south line of said West Hampton Avenue; thence North 89°17'43" East along said south line, 380.07 feet to the point of beginning.

Containing in all 157,223 square feet (3.6093 acres)

SURVEYOR'S CERTIFICATE:

I, Rizal W Iskandarsjach, Registered Land Surveyor, hereby certify that this survey of the above described property and the map hereon is a true representation thereof, and shows the size and location of the property, its exterior boundaries and the location of all visible structures thereon, fences, appurtenant easements, and roadways, and any visible encroachments, if any.

Date: Oct. 30, 2009

Rizal W Iskandarsjach
Rizal W. Iskandarsjach, R.L.S.
Registered Land Surveyor, S-2738
JSD Professional Services, Inc.
N22 W22931 Nancy Court, Suite 3
Waukesha, WI 53186
262-515-0666



CURVE TABLE					
CURVE NO.	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH	CENTRAL ANGLE
C1	296.16'	2915.00'	N06°30'14"W	296.04'	5°49'16"
C2	178.92'	2915.00'	N05°21'06"W	178.89'	3°31'00"
C3	117.24'	2915.00'	N08°15'44"W	117.23'	2°18'16"

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WAUKESHA, WISCONSIN 53186
262.515.0666 PHONE | 262.515.1232 FAX
MADISON | MILWAUKEE | KENOSHA

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SERVICES PROVIDED TO:
BISHOP'S CREEK COMMUNITY DEVELOPMENT CORPORATION
3500 MOTHER DANIELS WAY
MILWAUKEE, WI 53209

PROJECT:
BISHOP'S CREEK DEVELOPMENT

PROJECT LOCATION:
CITY OF MILWAUKEE
MILWAUKEE COUNTY, WI

JSD PROJECT NO.: 09C3500

SEAL/SIGNATURE:

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DESIGN:		
DRAWN:	JPK	10-12-08
APPROVED:	KRD	10-12-08
PLAN MODIFICATIONS:		DATE:

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Milwaukee Area (414) 228-1181
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SHEET TITLE:
PLAT OF SURVEY AND EXISTING CONDITIONS MAP

SHEET NUMBER:
CS-1